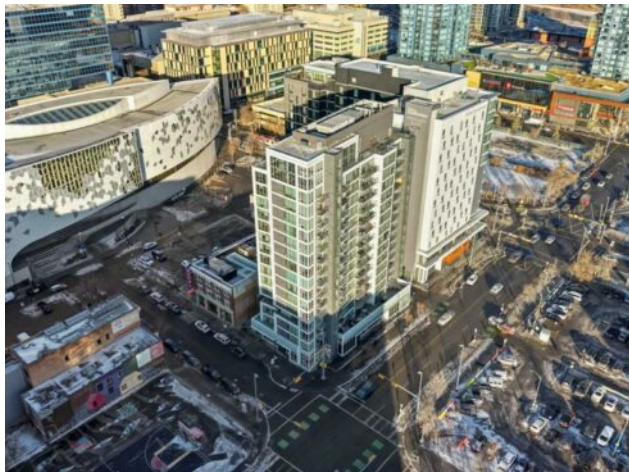


**801, 450 8 Avenue SE
Calgary, Alberta****MLS # A2281118****\$220,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	437 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Storage		

Inclusions: N/A

Bold city living meets everyday ease in this west-facing, two-bedroom corner residence offering expansive city views and beautiful natural light throughout the day. The smart, open layout balances comfort and functionality, making it easy to personalize the space to suit your lifestyle—whether that means a dedicated home office, added storage solutions, or a relaxed urban retreat. The kitchen is both stylish and practical, featuring granite countertops, built-in stainless steel appliances, and an abundance of cabinetry for streamlined storage and everyday efficiency. Open to the living and dining areas, it's a welcoming space for both quiet nights in and casual entertaining. The well-proportioned primary living areas enjoy sun-filled west-facing views, while the two bedrooms provide flexibility for guests, work-from-home needs, or shared living. A modern four-piece bathroom and in-suite European-style laundry add convenience and thoughtful design to this downtown home. Step outside and immerse yourself in one of Calgary's most energetic and evolving neighbourhoods. From morning coffee at Caffè Rosso to evenings at Studio Bell or the iconic King Eddy, the best of East Village is just moments away. Enjoy effortless access to the Bow River pathways and C-Train stations within easy walking distance, making commuting simple and stress-free. Daily errands are a breeze with a new grocery store only one block away, while parking options available nearby for monthly rental add flexibility for residents and visitors alike. Just next door, the award-winning Calgary Public Library, internationally recognized for its striking architecture, anchors the neighbourhood with culture and community. N3 refines urban living with standout amenities, including a state-of-the-art fitness centre on the 16th floor with city views, rooftop patios ideal for entertaining, a

secure storage locker, and dedicated bike storage for an active downtown lifestyle. Whether you're investing in lifestyle, location, or long-term value, this East Village condo delivers modern design, exceptional walkability, and a neighbourhood poised to thrive for years to come. Whether you're investing in lifestyle, location, or long-term value, this East Village condo offers a compelling blend of modern design, walkable convenience, and a vibrant urban setting that continues to grow and thrive.