

**204, 450 8 Avenue SE  
Calgary, Alberta****MLS # A2205865****\$253,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	439 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 366
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, See Remarks		

**Inclusions:** Washer/Dryer combo

Welcome to N3, a sought-after residence in the heart of East Village, Calgary's vibrant downtown community. This well-maintained 2-bedroom, 1-bathroom unit offers the perfect blend of modern convenience and urban lifestyle. With a thoughtfully designed open-concept layout, this home features a full kitchen, an in-suite washer/dryer combo, and sleek contemporary finishes throughout. Enjoy entertaining guests on your own private balcony, one of the largest in the building! Step outside and immerse yourself in the dynamic energy of downtown living. Stroll to the Calgary Public Library, catch a Flames game at the Scotiabank Saddledome, or explore an array of local cafés, top-rated restaurants, and boutique shops just steps from your door. Commuting is a breeze with excellent transit options and extensive bike paths available. The N3 building is designed for active city dwellers, offering bike storage and an included storage unit for extra convenience. Whether you're enjoying the cozy comforts of home or embracing the best of Calgary's urban lifestyle, this property is a must-see! ?? Book your private tour today!