\$349,000 - 457, 1620 8 Avenue Nw, Calgary

MLS® #A2205700

\$349,000

3 Bedroom, 2.00 Bathroom, 1,174 sqft Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Welcome to this spacious and extensively renovated 1,174 square feet condo in the quiet, inner-city community of Hounsfield Heights/Briar Hill, perfect for investors, first-time buyers, or students. This 3-bedroom, 2-bathroom unit is located in a well-maintained concrete building and features North-facing windows throughout, offering a peaceful and private atmosphere. Enjoy the tranquility and fresh air provided by the nearby mature trees, creating the perfect setting for the morning coffee in the comfort of your balcony. The galley-style kitchen offers plenty of counter space and storage and is overlooking the dining area. The oversized primary bedroom easily accommodates a king-sized bed and includes a 4-piece ensuite bathroom. Two additional generously sized bedrooms and another 4-piece bathroom complete the unit, making it perfect for entertaining with family and friends. The unit also features a convenient in-suite laundry room. Additional perks include a spatious common kitchen, an assigned parking stall, reasonable condo fees that cover all utilities (heat, water, electricity and more), and high-speed fiber optic internet â€" perfect for remote work.

The building offers a games/meeting room, secure bike storage, and a courtyard with a shared BBQ and play area. Located within walking distance of SAIT, Kensington, Riley Park, North Hill Centre, and various parks, this condo offers easy access to public transit, LRT stations, 14th Street, and Highway 1 for quick







commuting around the city.

Built in 1968

Essential Information

MLS® # A2205700 Price \$349,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,174
Acres 0.00
Year Built 1968

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 457, 1620 8 Avenue Nw

Subdivision Hounsfield Heights/Briar Hill

City Calgary
County Calgary
Province Alberta
Postal Code T2N1C4

Amenities

Amenities Elevator(s), Gazebo, Party Room, Picnic Area, Game Court Interior

Parking Spaces 1

Parking Stall

Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony, Barbecue, Courtyard, Fire Pit, Lighting, Basketball Court,

Tennis Court(s)

Construction Concrete

Additional Information

Date Listed March 27th, 2025

Days on Market 10

Zoning M-C1

Listing Details

Listing Office One Percent Realty

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