

# \$219,900 - 1407, 450 8 Avenue Se, Calgary

MLS® #A2209207

**\$219,900**

1 Bedroom, 1.00 Bathroom, 402 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY, MAY 4, 12:30-2:30 PM\*\*\* Discover urban living at its finest in this beautifully appointed one-bedroom condo nestled in the heart of East Village. The functional floor plan features modern white cabinetry, stainless steel appliances, and quartz countertops throughout, complemented by sleek laminate flooring. The open kitchen includes an inviting eating area, perfect for casual meals or entertaining. Natural light floods the spacious living room through floor-to-ceiling windows that open onto a private balcony, offering an amazing, expansive east-facing view of the city. The generously sized bedroom provides ample space for comfort and relaxation, while the full 4-piece bathroom boasts a quartz countertop vanity for a stylish finish. Perfect for a professional, first-time buyer, or an investor, this condo is situated in a prime location as an end unit near the Central Calgary Public Library, Hilton Hotel, Bell Centre, and is a short walk to both the Superstore and Winners. Enjoy the outdoors with a dog park and riverwalk paths just a block away, plus easy access to the free-fare Zone C-Trains, Calgary Stampede, Saddledome and Olympic Plaza. The building's amenities include an impressive two-storey gym on the top floor and a lovely rooftop patio that offers unimpeded views of the surrounding area. Experience the vibrant urban lifestyle and unparalleled convenience that East Village has to offer!



Built in 2017

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209207          |
| Price          | \$219,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 402               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1407, 450 8 Avenue Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0L8               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Elevator(s), Fitness Center, Bicycle Storage, Roof Deck |
| Parking   | None  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Stone Counters   |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 16   |
| Basement          | None   |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Concrete

**Additional Information**

Date Listed            April 7th, 2025  
Days on Market        30  
Zoning                  CC-ET

**Listing Details**

Listing Office           RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„ø MLSÂ® System. Pillar 9â„ø is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„ø. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.