

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

MLS® #A2205700

**\$349,000**

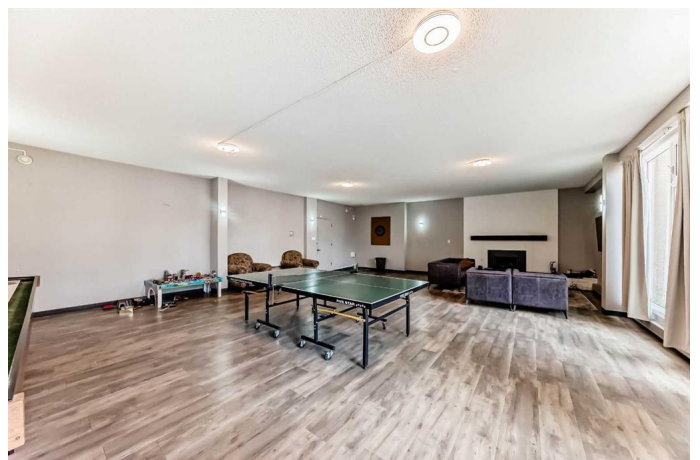
3 Bedroom, 2.00 Bathroom, 1,174 sqft  
Residential on 0.00 Acres

Hounsfeld Heights/Briar Hill, Calgary, Alberta

Welcome to this spacious and extensively renovated 1,174 square foot condo in the quiet, inner-city community of Hounsfeld 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 spacious common kitchen, an assigned parking stall, reasonable condo fees that cover all utilities (heat, water, electricity and more), and high-speed fiber optic internet – 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	11
Zoning	M-C1

## Listing Details

Listing Office	One Percent Realty
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