

# \$259,900 - 204, 450 8 Avenue Se, Calgary

MLS® #A2205865

**\$259,900**

2 Bedroom, 1.00 Bathroom, 439 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

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!

Built in 2017

## Essential Information



MLS® #	A2205865
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	439
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	204, 450 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1T2

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Picnic Area, Storage, Roof Deck
Parking	None

### **Interior**

Interior Features	Closet Organizers, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	16

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 5

Zoning CC-ET

### **Listing Details**

Listing Office Grand Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.