

378, 1620 8 Avenue NW  
Calgary, Alberta

MLS # A2164527



**\$249,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	568 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Ceiling Fan(s), Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 410

**LLD:** -

**Zoning:** M-CG d72

**Utilities:** -

**Inclusions:** Black out curtains in bedroom included

A rare find in the heart of Hounsfield Heights/ Briar Hill! Perfect location for students attending SAIT or the University of Calgary. Nice easy walk or bike ride to SAIT, and a short drive to U of C. Also close proximity to CTrain station and bus stops. This fantastic 1 bed 1 bath corner unit condo is perfectly located on the top floor with no one above you and only shares 1 wall! This condo has a great layout utilizing the space perfectly. Offering a storage room, spacious bedroom that fits a king bed, and a really nice living area with an open kitchen, separate dining area and living room. Enjoy time outside on your deck with space for a BBQ and chairs. Another fabulous feature... YOU DON'T PAY FOR ANY UTILITIES. ELECTRICITY, HEAT AND WATER ARE ALL INCLUDED IN YOUR CONDO FEES! This unit faces out onto the courtyard with beautiful big trees for privacy and shade, and offers fantastic city views of downtown Calgary! This building also offers some great amenities with a covered private courtyard area with full BBQ and tables, a big games room with ping pong table and shuffleboard, along with a huge hall area that can be booked for events, offering a full serviced kitchen. Perfect to host family events, birthday parties and special occasions. Don't forget about the bike storage room. Close to all amenities, schools, and tons of walking and biking paths. Call to book a private showing today.