

114, 1616 8 Avenue NW  
Calgary, Alberta

MLS # A2200786



**\$269,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate, Tile

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Concrete, Mixed

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 618

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** none

Nestled in the sought-after inner-city community of Briar Hill/Hounsfield, this spacious and affordable condo offers unbeatable value in a well-maintained concrete building. Featuring two generous bedrooms, laminate flooring, and a bright, open layout, this home is perfect for downsizers, first-time buyers, or investors. The updated kitchen boasts sleek cabinetry, modern backsplash, and stylish countertops, while the spacious living and dining areas lead to a private south-facing balcony overlooking a tree canopied street—perfect for relaxing or entertaining. A newly updated 4-piece bathroom and a large in-unit storage room add to the convenience. This well-managed complex is loaded with amenities, including an outdoor BBQ area, beautifully landscaped gardens, party rooms, a games room, meeting spaces, and tennis courts. Enjoy the ease of assigned parking, visitor parking, bike storage, and laundry facilities just steps away. Plus, condo fees cover almost everything! Located just minutes from SAIT, the University of Calgary, Kensington, Riley Park, hospitals, and transit, this is the ideal home for those looking to enjoy the best of inner-city living. Move-in ready and priced to sell—don't miss out on this fantastic opportunity!