

# \$305,000 - 606, 450 8 Ave Se, Calgary

MLS® #A2215671

**\$305,000**

2 Bedroom, 1.00 Bathroom, 538 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Stylish 2-Bedroom Corner Unit in Calgary's East Village Welcome to urban living at its best! This bright and modern 2-bedroom, 1-bathroom corner unit is perfectly located in the heart of East Village, one of Calgary's most vibrant and walkable communities. Found in the innovative N3 building at 450 8 Avenue SE, this home offers a smart layout, plenty of natural light from floor-to-ceiling windows, and sweeping views of the city skyline. N3 blends sleek style with everyday functionality. The open-concept kitchen is a standout with quartz countertops and modern appliances—ideal whether you're cooking up a storm or grabbing a quick bite. You'll also have your own storage locker for those extras you don't need every day. The building is packed with amenities to make city living easy and enjoyable: a fully equipped two-level gym, a rooftop patio with BBQs and panoramic views, cozy outdoor lounges, and even main-floor retail. It's the kind of place where you'll want to invite friends over—or just relax and take in the city from up high. Step outside and you're literally minutes from it all. Walk to City Hall Station in 2 minutes, or stroll a block to the iconic Central Library. You're also just steps from Studio Bell, the National Music Centre, Bow Valley College, parks, the RiverWalk, and some of Calgary's best cafes and shops. Whether you're a professional, student, or someone who simply loves being in the middle



of it all, this East Village home puts you at the centre of Calgary's energy and charm.

Built in 2017

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215671          |
| Price          | \$305,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 538               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 606, 450 8 Ave Se     |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1T2               |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Elevator, Storage  |
| Appliances        | Built-In Electric Range, Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 16   |

### Exterior

Exterior Features    Barbecue, Fire Pit  
Construction        Concrete, Metal Frame

**Additional Information**

Date Listed            May 7th, 2025  
Days on Market        4  
Zoning                  CC-ET

**Listing Details**

Listing Office         Creekside Realty



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