

\$279,900 - 117, 1616 8 Avenue Nw, Calgary

MLS® #A2237984

\$279,900

2 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Perfect inner-city location in the sought-after community of Briar Hill/Hounsfield Heights offers great value - ideal for first-time buyers or investors!! Don't miss this incredible opportunity to live on the main floor backing onto green space providing a certain level of privacy. Steps away from shops, restaurants, top amenities, and walking distance to downtown Calgary, Kensington, Sunnyside and North Hill Shopping Centre. Inside, you will find 2 spacious bedrooms, both with ceiling fans as well as natural light and a great layout. The kitchen features white tile backsplash, newer Ikea cabinets, and dishwasher, refrigerator, stove and built in microwave, with parquet flooring throughout the dining area and large living area - perfect for entertaining. Access to your private north facing balcony overlooking green space and mature trees - ideal for relaxing or enjoying your morning coffee. A 4-piece bathroom with electric towel rack, a laundry room with your very own stacked washer/dryer as well as front hall closet complete the unit. With your own personal touch, you will love calling this place home. You will love the building amenities: Outdoor BBQ area, gazebo, and beautifully maintained gardens, -Games room, meeting rooms, and a charming courtyard. - Tennis courts for staying active, plus assigned parking close to the entrance. - Additional perks like visitor parking, bike storage, and additional laundry facilities just steps away. - Condo Fees Include Almost EVERYTHING! Yes,



even electricity! This well-managed, quiet concrete building is a dream for low-maintenance living. Prime Location: Close to the University of Alberta, SAIT, Kensington, Riley Park, hospitals, senior complexes, and more. There is a bus stop across the street and Lion's park is close-by. Whether you're commuting, studying, or exploring, everything is within reach. This condo has been virtually staged to protect the personal effects of the current tenant.

Built in 1968

Essential Information

MLS® #	A2237984
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	117, 1616 8 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C3

Amenities

Amenities	Elevator(s), Park, Snow Removal, Clubhouse, Coin Laundry
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks, Elevator
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Garden, Covered Courtyard, Outdoor Grill, Tennis Court(s)
Construction	Brick, Concrete

Additional Information

Date Listed	July 9th, 2025
Zoning	M-CG d72

Listing Details

Listing Office	Royal LePage Mission Real Estate
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