

# \$229,900 - 1007, 450 8 Avenue Se, Calgary

MLS® #A2246664

**\$229,900**

1 Bedroom, 1.00 Bathroom, 404 sqft

Residential on 0.00 Acres

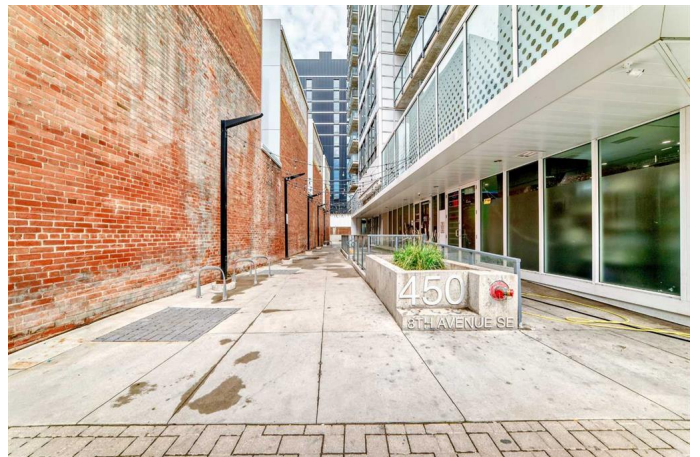
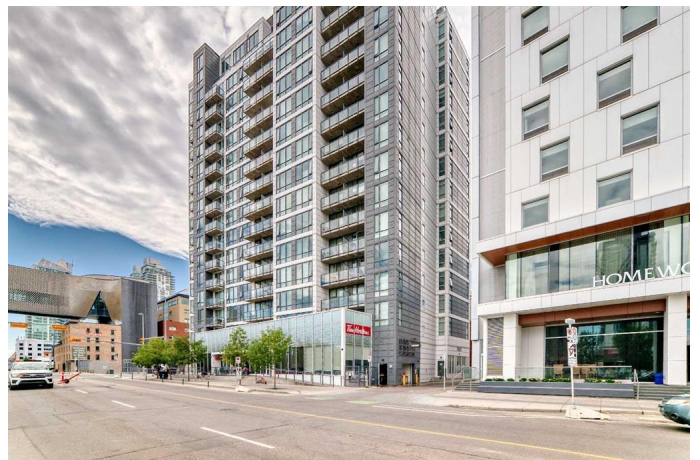
Downtown East Village, Calgary, Alberta

This immaculate property offers an incredible location with the convenience of walking or biking to all areas of downtown as well as the river. It is only steps to City Hall LRT Station (free rides throughout downtown), Superstore, the Central Library, Bow Valley College, Tim Hortons, river pathways, Stampede Park, and all the shops of the downtown core. The secure, well-maintained and well-managed building presents beautifully and offers an ideal urban lifestyle.

The one bedroom unit is bright and spacious, highlighted by floor-to-ceiling windows that showcase panoramic views from both the living room and the master bedroom. The open concept from the kitchen to the living room features vinyl plank flooring throughout. The kitchen is finished with high gloss cabinetry, stainless steel appliances, quartz countertops, and a built-in washer and dryer combination for convenience. The living room opens onto a generous deck where you can take in the views. Large master bedroom and a 4 piece bath finish the unit.

Residents of the building enjoy access to outstanding amenities, including a fully equipped fitness center, a rooftop patio with breathtaking city views, top-of-the-line bike storage, a communal lounge, and an extra storage locker.

Offered fully furnished if desired (as shown in



photos), this stylish turnkey condo is perfect for anyone looking to enjoy the ease and vibrancy of downtown living.

Built in 2017

**Essential Information**

MLS® #	A2246664
Price	\$229,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	404
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1007, 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, Storage, Picnic Area, Roof Deck
Parking	None

**Interior**

Interior Features	Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Cooktop
Heating	Baseboard
Cooling	None

# of Stories	16
--------------	----

## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	DC

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.