

# \$220,000 - 805, 450 8 Avenue Se, Calgary

MLS® #A2256704

**\$220,000**

1 Bedroom, 1.00 Bathroom, 428 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

**REDUCED!! SUN-FILLED SOUTH-FACING 1 BEDROOM + DEN WITH GREAT VIEWS!**

Located in the heart of East Village, this modern condo offers the ultimate downtown lifestyle. The functional layout includes a spacious bedroom plus a versatile den that can easily serve as a second bedroom or home office. The kitchen features sleek stone counters, ample cabinetry, and a premium stainless steel built-in appliance package, while the combined washer/dryer adds everyday convenience.

Enjoy a bright, open living space with floor-to-ceiling windows that showcase daytime sunlight and stunning nighttime skyline views. Step out onto your private balcony to take in the sights of the Central Library.

The building is packed with amenities: a rooftop patio with BBQs and 360° city views, a fully equipped gym on the 16th floor, lounge, bike storage, and personal storage lockers. Just steps from the LRT, Studio Bell, restaurants, shopping, and the Central Library, this condo combines style, convenience, and location

Built in 2017

## Essential Information

MLS® #

A2256704



|                |                   |
|----------------|-------------------|
| Price          | \$220,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 428               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 805, 450 8 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1S2               |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Fitness Center, Recreation Room |
| Parking   | None                                                          |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                                                     |
| Appliances        | Built-In Electric Range, Built-In Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                                            |
| Cooling           | Central Air                                                                                                          |
| # of Stories      | 16                                                                                                                   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Metal Siding |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 45                   |

Zoning

DC

Listing Details

Listing Office

The Real Estate District

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.