

**606, 450 8 Avenue SE**  
**Calgary, Alberta**
**MLS # A2215671**

**\$305,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	538 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Storage		

<b>Inclusions:</b>	None
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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.