

102, 1616 8 Avenue NW
Calgary, Alberta

MLS # A2217198



\$209,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 410
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: n/a

Discover this bright and beautiful main-level, end-unit 1-bedroom condo in the desirable community of Hounsfield Heights/Briar Hill. Perfect for first-time buyers, downsizers, or investors, this move-in ready home offers a spacious layout with vinyl flooring, fresh paint, and an updated 4-piece bathroom. The open-concept living and dining area is filled with natural light and opens onto a large balcony—ideal for relaxing or entertaining. The kitchen provides ample cabinet space. Located in the well-managed Cedar Brae Gardens complex, residents enjoy excellent amenities, including laundry on every floor, banquet and games rooms, BBQ and picnic areas, a tennis court, bike storage, and a community garden. Condo fees include heat, water, and electricity, offering tremendous value. With easy access to SAIT, the LRT, North Hill Centre, Kensington, Foothills Hospital, downtown, and the Bow River pathways, this is a rare opportunity to own a unit in an unbeatable location—schedule your viewing today!