

# \$259,900 - 203, 1616 8 Avenue Nw, Calgary

MLS® #A2088459

## \$259,900

2 Bedroom, 1.00 Bathroom, 893 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

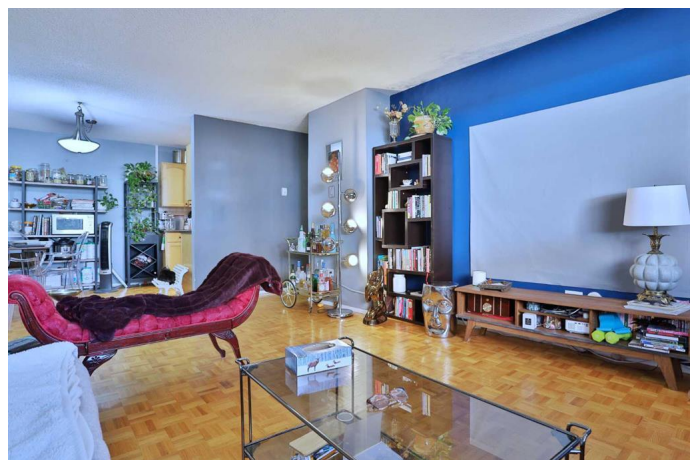
Smashing value in this lovely 2 bedroom condo in CEDARBRAE GARDENS...this popular complex in Hounsfield Heights/Briar Hill in this prime location just minutes to LRT & SAIT, North Hill Centre & downtown. Located on the 2nd floor of this concrete building, this terrific home enjoys parquet floors, galley kitchen with white appliances, covered balcony & insuite laundry. Spacious floorplan with open concept living/dining room with wall-to-wall windows & door to the covered balcony, bright kitchen with lots of cabinet space & full bath with shower/tub with tile floors. Both bedrooms are a great size & have good-sized closets. Insuite laundry/storage room with space-saving Kenmore washer/dryer. Prime assigned outdoor parking stall - with plug-in, right in front of the building entrance. There are also common laundry rooms on every floor & your monthly condo fees include heat, water-sewer & electricity, plus access to super residents' amenities including tennis court, banquet room, games/party room, bike storage & park area with BBQ. The perfect home for the first-time homeowner or as investment, in this highly-desirable inner city community waiting just for you!

Built in 1968

## Essential Information

MLS® # A2088459

Price \$259,900



|                |             |
|----------------|-------------|
| Sold Price     | \$248,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 893         |
| Acres          | 0.00        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 203, 1616 8 Avenue Nw         |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 1C3                       |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Parking, Picnic Area, Recreation Facilities, Visitor Parking |
| Parking Spaces | 1                                                                                  |
| Parking        | Assigned, Outside, Plug-In, Stall                                                  |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Storage                                                                              |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                               |
| Cooling           | None                                                                                 |
| # of Stories      | 4                                                                                    |
| Basement          | None                                                                                 |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Barbecue, Courtyard, Garden, Tennis Court(s)                  |
| Lot Description   | Low Maintenance Landscape, Many Trees, Underground Sprinklers |
| Roof              | Tar/Gravel                                                    |

|              |                               |
|--------------|-------------------------------|
| Construction | Brick, Concrete, Metal Siding |
| Foundation   | Poured Concrete               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 25th, 2023  |
| Date Sold      | November 16th, 2023 |
| Days on Market | 22                  |
| Zoning         | M-CG d72            |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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