

\$318,000 - 911, 450 8 Avenue Se, Calgary

MLS® #A2116469

\$318,000

2 Bedroom, 2.00 Bathroom, 559 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to the epitome of urban living at the N3 building in Calgary's dynamic East Village. Step into this exclusive fully furnished (Yes! Furniture included!) 560 SF 2-bedroom, 2-bathroom sanctuary boasting unparalleled views and a host of luxurious amenities.

As you enter, you'll be greeted by the warmth of vinyl plank flooring and the inviting glow of natural light streaming through the east-facing windows, offering breathtaking vistas of East Village's vibrant landscape. The bright white kitchen exudes modern elegance and functionality, with stainless steel appliance and conveniently placed laundry.

This fully furnished residence offers unparalleled convenience, with every detail carefully curated for comfort and style. Whether lounging in the cozy living area or entertaining guests in the sleek dining space, every moment is imbued with sophistication.

But the true gem of N3 lies beyond its walls. Ascend to the 2-storey penthouse gym facility, where panoramic city views provide the perfect backdrop for your workout routine. Afterward, retreat to the rooftop entertaining area, complete with private seating, gas fireplaces, and communal barbecues, offering an ideal setting for socializing and relaxation.

Situated in the heart of East Village, this prime location grants access to a plethora of cultural



attractions and recreational amenities. Explore the scenic Bow River, immerse yourself in the rich musical heritage of the National Music Centre, or indulge your artistic side at the nearby galleries and cultural spaces such as the Calgary Public Library, City Hall, Canada Olympic Plaza, Chinatown and more!

For those seeking an environmentally conscious lifestyle, N3 offers state-of-the-art facilities for bicycles, including storage, dedicated access, ramps, and repair services. With the City Hall LRT station just a short stroll away, commuting is a breeze, while nearby parking lots provide rental options for those with vehicles.

Experience the pinnacle of urban living at N3, where luxury meets sustainability in Calgary's most coveted neighbourhood. Live, work, and play amidst the vibrant energy of East Village, and discover a new standard of modern living in the heart of the city.

Built in 2017

Essential Information

MLS® #	A2116469
Price	\$318,000
Sold Price	\$309,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	559
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	911, 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, Picnic Area, Roof Deck, Storage
Parking	None

Interior

Interior Features	Closet Organizers, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	16

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	May 2nd, 2024
Days on Market	28
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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