

\$499,888 - 407, 1505 8 Avenue Nw, Calgary

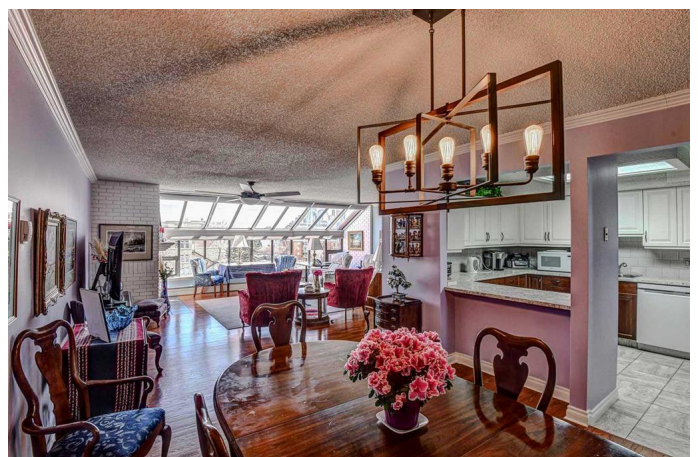
MLS® #A2124984

\$499,888

3 Bedroom, 2.00 Bathroom, 1,850 sqft
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

VIEWS VIEWS VIEWS Incredible location for this top floor, 3 bedroom , 2 bathroom unit with downtown views and a great rooftop patio. Ideally situated across from a park, just 2 blocks from Riley Park and within walking distance to Kensington, North Hill Mall, SAIT, the river pathways, downtown and more! Concrete and brick construction and no neighbours above ensure your peace and quiet in this mature building. The multi-level unit is huge with with 1,850 sq. ft. to call your own. Hardwood floors and endless natural light immediately impress. The kitchen is well laid out featuring a plethora of 2-toned cabinets, timeless subway tile and a breakfast bar on the peninsula island. Adjacently the dining room has lots of room for family meals and entertaining with designer lighting and clear sightline into the living room. An entire wall of floor-to-ceiling windows showcase outstanding park and downtown views. Spend cool evenings gathered around the charming wood-burning fireplace encased in whitewashed brick providing a great focal point in any season. A 3-piece bathroom handily completes this level. Ascend the open riser staircase to the upper level, home to 2 spacious and bright bedrooms and a 4-piece bathroom. Floor-to-ceiling windows in the 3 rd Bedroom /den create a wonderful work, study or hobby space then take your coffee break on the rooftop patio. This expansive outdoor space has loads of room for hosting casual barbecues or simply unwinding taking in the



exceptional downtown views. In-suite laundry and heated underground parking add to your comfort and convenience. Spacious and bright with tons of extras, amazing views and a prime location that lets you be part of Calgary's cultural hotspots and electric energy then come home to a quiet sanctuary! 2nd Parking Stall maybe available for \$50.00 a month. This Immaculate well Loved and taken care of Condo with the same owner for 38 Yrs.

Built in 1980

Essential Information

MLS® #	A2124984
Price	\$499,888
Sold Price	\$560,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,850
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	407, 1505 8 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4N7

Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking
Parking Spaces	1

Parking	Assigned, Heated Garage, Parkade, Underground
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	May 1st, 2024
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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