

\$319,900 - 256, 1620 8 Avenue Nw, Calgary

MLS® #A2135751

\$319,900

3 Bedroom, 2.00 Bathroom, 1,180 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Welcome to this incredibly spacious 1,180 square foot condo located in the inner-city community of Hounsfield Heights/Briar Hill that is perfect for investors, first time buyers, or students. This 3 bedroom, 2 bathroom condo is situated in a quiet concrete building (no post-tension) and features South-facing windows throughout each room that allow natural light to flow throughout the space all day. The galley-style kitchen offers ample cabinetry including a pantry, plenty of counter space, and overlooks the dining area - making this the perfect space for entertaining friends and family. The oversized primary bedroom can comfortably fit a king-sized bed with additional furnishings and features its own 4-piece ensuite bathroom. Two other generously sized bedrooms and a 4-piece bathroom complete this unit. Enjoy the warmer months on your private South-facing balcony that overlooks a courtyard and offers views of the downtown skyline. Additional features include a spacious in-unit storage closet, an assigned parking stall, reasonable condo fees that include all utilities (heat, water, & electricity), and high-speed fiber optic internet run directly into the living room - perfect for working from home. The shared laundry room is located just steps down the hallway for your convenience. This well-managed building offers a games/meeting room, secure bike storage, and plenty of outdoor greenspace including a courtyard with a shared barbecue. Ideally situated in Hounsfield Heights/Briar Hill,



this property is within walking distance of the SAIT campus, Kensington, Riley Park, North Hill Centre, and numerous surrounding parks and green space. Access around the city and daily commuting is easy with quick access to public transit, including LRT stations, 14th Street, and Highway 1. Don't miss out on this incredible opportunity!

Built in 1968

Essential Information

MLS® #	A2135751
Price	\$319,900
Sold Price	\$355,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,180
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	256, 1620 8 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C4

Amenities

Amenities	Bicycle Storage, Gazebo, Laundry, Party Room, Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Outside, Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 13th, 2024
Days on Market	14
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Charles
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