

# \$499,900 - 208, 118 8 Street Ne, Calgary

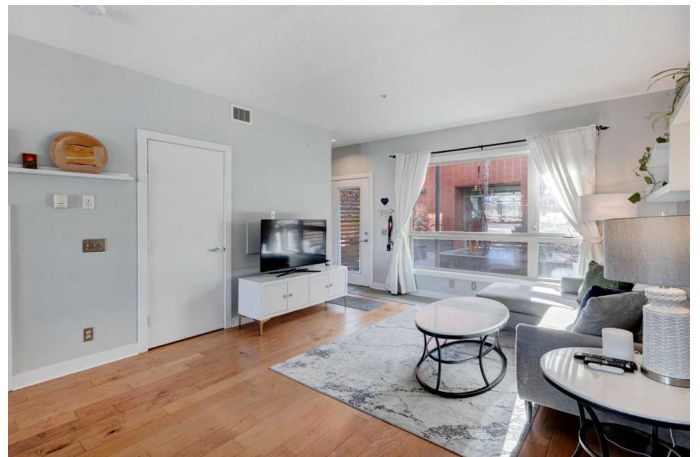
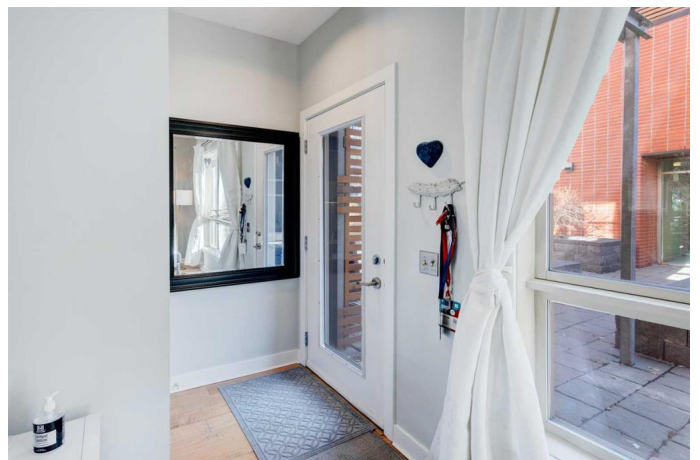
MLS® #A2175741

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,033 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Location, location, location!! Experience luxury living in the heart of Calgary's vibrant community of Bridgeland with all the Shops, Restaurants, and Parks, plus bike and walking paths that can connect you all over the city. This IMMACULATE unit is located across from a Park and within walking distance of the LRT, downtown core, as well as the River. Offering 2 bedrooms upstairs & two full baths. This warm and inviting home sets the stage for a place you can love for many years to come. Step inside and be greeted by immaculate hardwood floors carrying you into a spacious living room that's overflowing with natural light from the front to back of the property. The large living and dining room combination offers an open-concept layout to the kitchen. The kitchen features plenty of cabinets, and granite countertops, as well as a large island with a raised eating bar. Upstairs has two spacious bedrooms. One is overlooking the courtyard with its own private balcony and 4 piece ensuite. The second bedroom has a large closet and cheater door to the 4 piece bath. Convenient in-suite laundry can also be found on the upper level. This unit also features 3 outdoor living spaces; one is a patio in front with luscious plants and shrubs, the second is the south-facing balcony off the primary bedroom, and the third is the spectacular rooftop balcony. This space has an amazing view and really adds to how incredible this unit is. One titled underground heated parking stall, separate storage locker, and the bike storage



area. Tremendous value, great location, nice and quiet location and ready to move in!!

Built in 2007

### **Essential Information**

MLS® #	A2175741
Price	\$499,900
Sold Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### **Community Information**

Address	208, 118 8 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1M2

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Snow Removal, Storage
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Titled, Underground

### **Interior**

Interior Features	Granite Counters, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove

Heating	In Floor
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Courtyard
Lot Description	See Remarks, Views
Roof	Flat Torch Membrane
Construction	Stucco, Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 28th, 2024
Date Sold	November 19th, 2024
Days on Market	22
Zoning	MU-2 f3.0h16
HOA Fees	0.00

## Listing Details

Listing Office	Real Broker
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