

# \$299,000 - 401, 450 8 Avenue Se, Calgary

MLS® #A2235498

**\$299,000**

2 Bedroom, 1.00 Bathroom, 647 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Experience vibrant urban living in this bright, south-facing 2-bedroom corner unit on the 4th floor of N3, Calgary's first car-free condo tower in the heart of East Village. With nearly floor-to-ceiling windows, enjoy sweeping views of the Central Library, Studio Bell, East Village, and the future Calgary Event Centre. This modern home features two private patios—including a wraparound deck-like balcony—insuite combo-laundry, stainless steel appliances, and quartz countertops. Residents benefit from a rooftop terrace, fitness centre, and secure bike storage, all steps from the scenic RiverWalk, CTrain, and the city's best cultural destinations. Embrace walkable, transit-friendly downtown living in one of Calgary's most dynamic neighbourhoods.

Built in 2017

## Essential Information

MLS® #	A2235498
Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	0.00
Year Built	2017
Type	Residential



Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	401, 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, Recreation Facilities, Recreation Room, Roof Deck
Parking	None

### Interior

Interior Features	Granite Counters
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, European Washer/Dryer Combination
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	15

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	June 28th, 2025
Days on Market	12
Zoning	DC

### Listing Details

Listing Office	Royal LePage Benchmark
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