

# \$230,000 - 378, 1620 8 Avenue Nw, Calgary

MLS® #A2185556

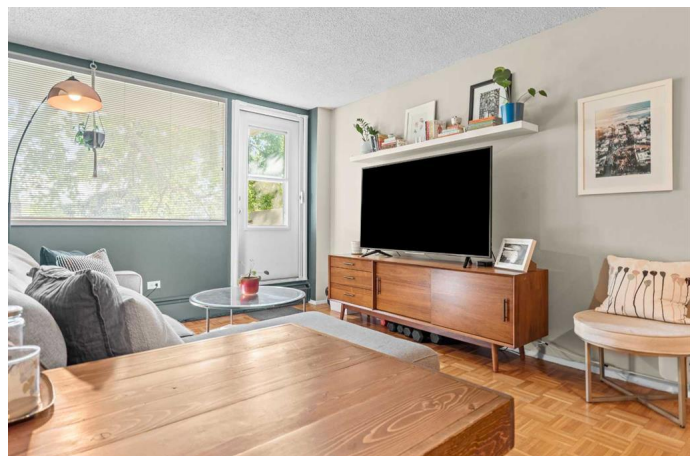
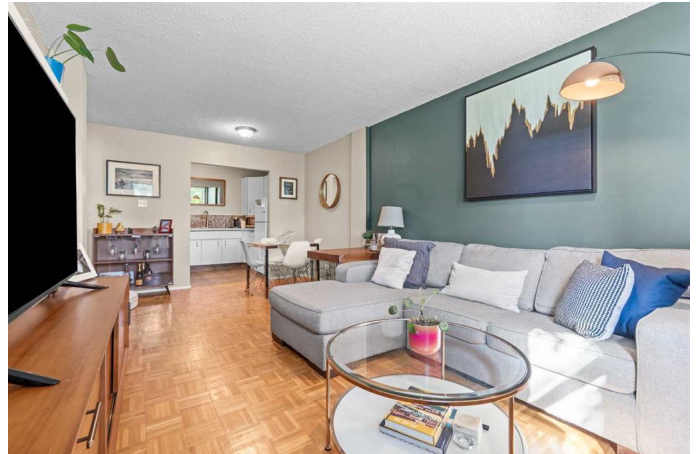
**\$230,000**

1 Bedroom, 1.00 Bathroom, 568 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

BEST PRICE IN HOUNDSFIELD HTS/ BRIAR HILL ! TOP FLOOR CORNER UNIT WITH ALL UTILITIES INCLUDED!! Feels much bigger than the sq footage. Must view to appreciate the views off the balcony of the courtyard and city, along with all the natural light .A rare find in the heart of Hounsfield Heights/ Briar Hill! Perfect location for students attending SAIT or the University of Calgary. Easy walk or bike ride to SAIT, and a short drive to U of C. Also close proximity to CTrain stations and bus stops. This fantastic 1 bed 1 bath corner unit condo is perfectly located on the top floor with no one above you and only shares 1 wall! This condo has a great layout utilizing the space perfectly. Â Offering a storage room, spacious bedroom that fits a king bed, and a really nice living area with an open kitchen, separate dining area and living room. Another fabulous featureâ€! YOU DONâ€™T PAY FOR ANY UTILITIES. ELECTRICITY, HEAT AND WATER ARE ALL INCLUDED IN YOUR CONDO FEES! Â This unit faces out onto the courtyard with beautiful big trees for privacy and shade, and offers fantastic city views of downtown Calgary! This building also offers some great amenities with a covered private courtyard area with full BBQ and tables, Â a big games room with ping pong table and shuffleboard, along with a huge hall area that can be booked for events, offering a full serviced kitchen. Donâ€™t forget aboutÂ the bike storage room. Close to all amenities, schools, and tons of walking and



biking paths. Call to book a private showing today.Â

Built in 1968

### Essential Information

MLS® #	A2185556
Price	\$230,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	568
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	378, 1620 8 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C4

### Amenities

Amenities	Elevator(s), Party Room, Picnic Area, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Coin Laundry, Gazebo, Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

**Exterior**

Exterior Features	Barbecue, Covered Courtyard, Courtyard, Outdoor Grill
Construction	Brick, Concrete

**Additional Information**

Date Listed	January 5th, 2025
Days on Market	102
Zoning	M-CG d72

**Listing Details**

Listing Office	Real Broker
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