

\$299,900 - 227, 1616 8 Avenue Nw, Calgary

MLS® #A2223443

\$299,900

2 Bedroom, 1.00 Bathroom, 895 sqft
Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Stunning Location, Unbeatable Value!
Don't miss this incredible opportunity—perfect for first-time buyers or savvy investors! Nestled in the sought-after inner-city community of Briar Hill/Hounsfield, this condo offers the ultimate walkable lifestyle. Steps away from shops, restaurants, and top amenities, you'll love calling this place home. Inside, You'll Find: 2 spacious bedrooms with plenty of natural light and a great layout. A beautifully updated kitchen featuring modern tile backsplash, sleek cabinets, and stylish countertops. Fresh laminate flooring throughout, a large living area, and a dining space perfect for entertaining. Access to your private sunny west facing balcony overlooking green space and mature trees—ideal for relaxing or enjoying your morning coffee. A newly updated 4-piece bathroom and an impressively large storage room in-unit for all your needs. Building Amenities Galore: - Outdoor BBQ area, gazebo, and beautifully maintained gardens. - Party rooms, games room, meeting rooms, and a charming courtyard. - Tennis courts for staying active, plus assigned parking right outside the entrance. - Additional perks like visitor parking, bike storage, and laundry facilities just steps away. - Condo Fees Include Almost EVERYTHING! Yes, even electricity! This well-managed, quiet concrete building is a dream for low-maintenance living. Prime Location: Close to the University of Alberta, SAIT, Kensington, Riley Park, hospitals, senior



complexes, and more. Whether you're commuting, studying, or exploring, everything is within reach. Well-Priced & Move-In Ready! This one won't last long! Hurry and book your showing today!

Built in 1968

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2223443 |
| Price | \$299,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 895 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 227, 1616 8 Avenue Nw |
| Subdivision | Hounsfeld Heights/Briar Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 1C3 |

Amenities

| | |
|----------------|--|
| Amenities | Coin Laundry, Elevator(s), Party Room, Picnic Area, Racquet Courts, Recreation Facilities, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Stone Counters |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator |

| | |
|--------------|-----------|
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Storage |
| Construction | Brick |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 55 |
| Zoning | M-C1 |

Listing Details

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|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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