

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

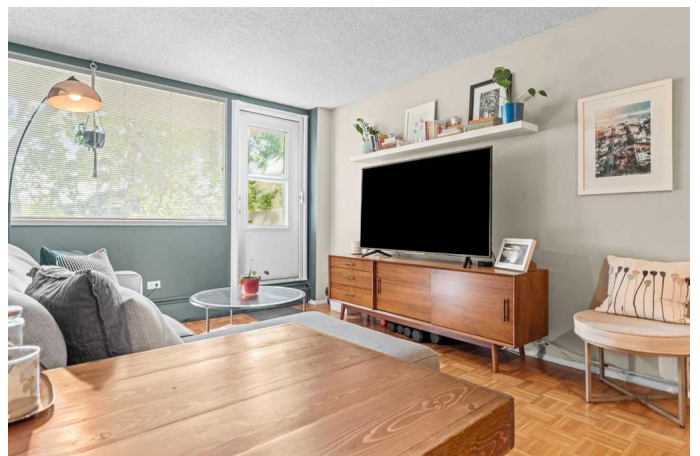
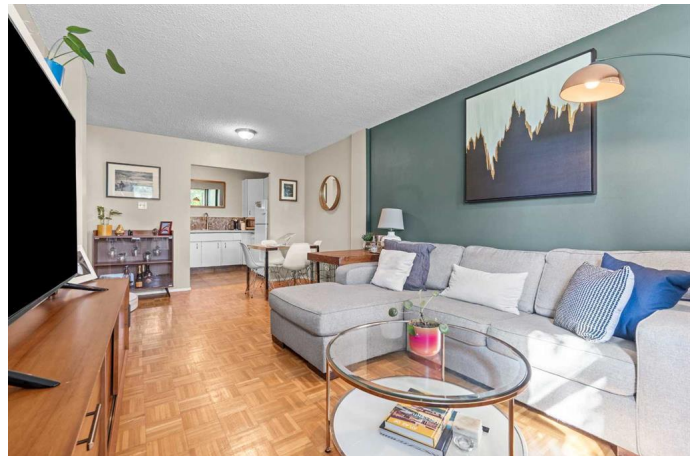
MLS® #A2185556

**\$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. • 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 feature• YOU DON•T PAY FOR ANY UTILITIES. ELECTRICITY, HEAT AND WATER ARE ALL INCLUDED IN YOUR CONDO FEES! • 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, • 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. Don•t forget about• 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), Parking, Snow Removal, Visitor Parking, Bicycle Storage, Coin Laundry, Gazebo, Picnic Area, Party Room, Trash
Parking Spaces	1
Parking	Stall

### Interior

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

## Exterior

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

## Additional Information

Date Listed January 5th, 2025  
Days on Market 89  
Zoning M-CG d72

## Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.