

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

MLS® #A2235498

**\$299,000**

2 Bedroom, 1.00 Bathroom, 647 sqft

Residential on 0.00 Acres

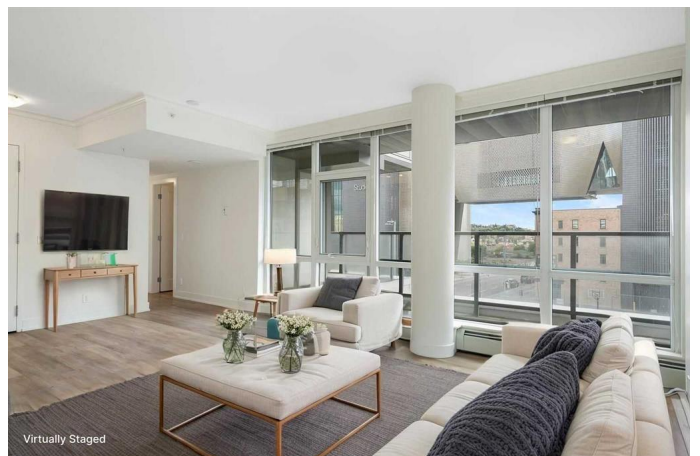
Downtown East Village, Calgary, Alberta

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	4
Zoning	DC

### Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.