

# \$279,900 - 117, 1616 8 Avenue Nw, Calgary

MLS® #A2237984

**\$279,900**

2 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Perfect inner-city location in the sought-after community of Briar Hill/Hounsfield Heights offers great value - ideal for first-time buyers or investors!! Donâ€™t miss this incredible opportunity to live on the main floor backing onto green space providing a certain level of privacy. Steps away from shops, restaurants, top amenities, and walking distance to downtown Calgary, Kensington, Sunnyside and North Hill Shopping Centre. Inside, you will find 2 spacious bedrooms, both with ceiling fans as well as natural light and a great layout. The kitchen features white tile backsplash, newer Ikea cabinets, and dishwasher, refrigerator, stove and built in microwave, with parquet flooring throughout the dining area and large living area - perfect for entertaining. Access to your private north facing balcony overlooking green space and mature trees â€”ideal for relaxing or enjoying your morning coffee. A 4-piece bathroom with electric towel rack, a laundry room with your very own stacked washer/dryer as well as front hall closet complete the unit. With your own personal touch, you will love calling this place home. You will love the building amenities: Outdoor BBQ area, gazebo, and beautifully maintained gardens, -Games room, meeting rooms, and a charming courtyard. - Tennis courts for staying active, plus assigned parking close to the entrance. - Additional perks like visitor parking, bike storage, and additional 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. There is a bus stop across the street and Lion's park is close-by. Whether you're commuting, studying, or exploring, everything is within reach. This condo has been virtually staged to protect the personal effects of the current tenant.

Built in 1968

### Essential Information

MLS® #	A2237984
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	117, 1616 8 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C3

### Amenities

Amenities	Elevator(s), Park, Snow Removal, Clubhouse, Coin Laundry
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	See Remarks, Elevator
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard, Garden, Covered Courtyard, Outdoor Grill, Tennis Court(s)
Construction	Brick, Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	1
Zoning	M-CG d72

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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