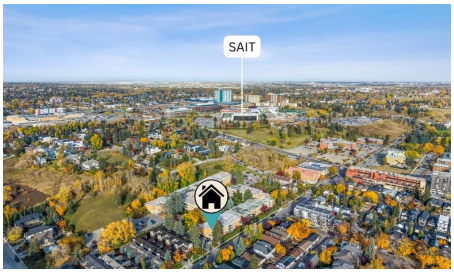
# 201 1616 8 Avenue NW

Calgary | Active | MLS® A2356785

**$209,900**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **1968** | **931.14 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

Welcome to a home that balances connection and calm in the heart of Calgary's inner city. On the second floor of Cedarbrae Gardens, this apartment offers a rare combination of walkable convenience and a quieter residential setting, just minutes from downtown.

Freshly painted throughout with new carpet in the living room, dining room and hallway, there is nothing to do before you move in. The living and dining area runs the full width of the home to a wall of windows and a balcony door, filling the space with natural light and giving it a real sense of openness. The balcony is a comfortable spot for a morning coffee or some fresh air at the end of the day, overlooking the mature trees and green space that give this property its park-like setting.

Storage is where this home stands apart. Along with the in-suite storage closet, there is a walk-in pantry off the dining room, the kind of space that rarely comes built in to a home of this era. Both bedrooms are generously sized with parquet floors, offering real flexibility for roommates, guests or a home office, and the bathroom has an updated vanity and mirror.

The building adds a games room, an open courtyard, community gardens and outdoor gathering areas with picnic tables and BBQs, along with on-site laundry, visitor parking and an assigned stall.

SAIT, North Hill Centre and Riley Park are all close by, and several bus routes are within walking distance, including a stop right in front of the building. The shops and cafés of Kensington and Hillhurst, downtown Calgary and the Bow River pathways are a short distance away.

Book your private showing today.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2356785 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **Year Built** | 1968 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |

| | |
|---|---|
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 931.14 sq. ft. |
| **Main Level Finished Area:** | 931.14 sq. ft. |
| **Condo Fee:** | $637.95 |
| **Condo Fee Includes:** | Common Area Maintenance, Electricity, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | West |
| **Unit Exposure:** | West |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 3 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls, End Unit |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1968 (Age: 58) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 8311305 |

| | |
|---|---|
| **Heating:** | Baseboard, Boiler |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Concrete |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Parquet |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Assigned, Guest, Parking Lot, Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | Common Area, In Hall, Laundry Room |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Cedar Brae Gardens |
| **Community:** | Hounsfield Heights/Briar Hill |
| **Amenities:** | Coin Laundry, Elevator(s), Garbage Chute, Gazebo, Parking, Party Room, Picnic Area, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Range, Range Hood, Refrigerator, Window Coverings |
| **Inclusions:** | Building FOB, 3 Shelves (in Pantry) |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions, Cats OK, Dogs OK, Yes |
| **Main Floor** | Bedroom · 15'10" × 9'4" · |
| **Main Floor** | Dining Room · 13'10" × 11'6" · |
| **Main Floor** | Kitchen · 8'3" × 7' · |

| | |
|---|---|
| **Main Floor** | Living Room · 12'10" × 12'8" · |
| **Main Floor** | Bedroom - Primary · 15'10" × 10'10" · |
| **Main Floor** | Storage · 8'6" × 4'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | No Animal Home, No Smoking Home |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C1 |
| **Listed Date:** | Nov 06, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/201-1616-8-avenue-nw-calgary-a2356785/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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