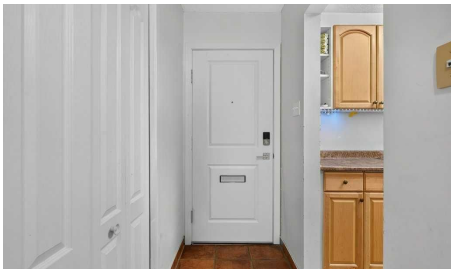
322 1616 8 Avenue NW

Calgary | Active | MLS® A2354994

$219,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1968**	**885.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to Cedarbrae Gardens, a well-established condominium community situated on a large, park-like property in Briar Hill. This spacious 883 sq. ft. two-bedroom apartment offers a comfortable living and dining area, two good-sized bedrooms, a full bathroom, balcony and in-suite storage. One of the real benefits of this property is its location. SAIT, North Hill Shopping Centre, the LRT and Riley Park are all close by. The Hillhurst and Kensington areas, with their many shops, restaurants and cafés, are just a short distance away, along with downtown Calgary and the Bow River pathways. The condominium fees include heat, electricity and many of the other monthly expenses. Cedarbrae Gardens offers a quiet setting with plenty of green space, something you don't always find this close to the inner city. A comfortable home in a great location with much to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354994
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:	885.4 sq. ft.
Condo Fee:	$631.95
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water

Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
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
New Constr.:	No
Construction Material:	Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Cedar Brae Gardens
Community:	Hounsfield Heights/Briar Hill
Amenities:	Clubhouse, Coin Laundry, Elevator(s), Party Room, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 19'3" × 12'8" ·
Main Floor	Kitchen · 8'7" × 7'1" ·
Main Floor	Dining Room · 7'5" × 7'5" ·
Main Floor	Bedroom - Primary · 15'11" × 11'2" ·
Main Floor	Bedroom · 15'11" × 9'4" ·
Main Floor	Storage · 7'2" × 4'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/322-1616-8-avenue-nw-calgary-a2354994/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.