909 450 8 Avenue SE

Calgary | Active | MLS® A2342192

$249,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2017**	**492.02 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Stonemere Real Estate Solutions and Royal LePage Solutions

A closer look

Welcome to this fully furnished 500 square foot 9th floor open concept apartment with bright floor plan and unobstructed views in the N3 Building in East Village! N3 stands for New attitude | New Vision | New Lifestyle - a custom development specifically for this urban village that has been master-planned to be among the most walkable and bikeable neighbourhoods in the city! There is no underground parking for vehicles but instead one of the largest bike rooms you will ever see with specialized storage equipment and ramps for easy access. FEATURES: stainless steel appliances, quartz counter-tops, 40 inch SMART TV, Luxury Vinyl Plank flooring, horizontal venetian blinds, floor to ceiling windows and sliding door to a private balcony with a clear view of the sunrise year round. Comes with queen size and full size beds, sofa/daybed, in-suite washer/dryer combo unit, portable a/c unit, fully appointed kitchen with over-the-range microwave, coffee maker and all the basic kitchen utensils. Even some bed linens and towels supplied as well. Primary bedroom has floor to ceiling glass adjacent to one interior bedroom - both equipped with armoires for closet storage. Bathroom is large and the apartment comes with secure bike storage and storage locker included. Fantastic top floor gym facility as well as roof-top patios with panoramic views, yoga studio, co-working space with free wifi, outdoor fireplaces and bbq areas. Walking distance to Stephen Avenue, Inglewood and St.Patrick's Island Park. One block to downtown Superstore, Simmons Building / half block to C-Train and Central Public Library, City Hall & National Music Centre. One block to river pathways/bike-ways / 3 blocks to Stampede grounds and the new Flames / Scotia Place arena. East Village is a happening area where hip eateries, indie music venues, galleries and clothing stores fill converted warehouses. Landmarks include the New Central Library and Studio Bell, home of the National Music Centre, with displays of vintage instruments and memorabilia. The RiverWalk path follows the Bow River to the north, and revitalized St. Patrick’s Island has wooded trails, wetlands and a fishing cove. Very competitive condo fees make this an affordable opportunity to enjoy the downtown lifestyle in an amazing location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342192
Bedrooms	2
Bathrooms	1
Year Built	2017
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:	492.02 sq. ft.
Main Level Finished Area:	492.02 sq. ft.
Condo Fee:	$432.47
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Professional Management, Reserve Fund Contributions, Security, See Remarks, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	9
Stories Total:	16
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2017 (Age: 9)
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:	1710419
Heating:	Baseboard, Boiler, Central, Hot Water, Natural Gas, Radiant, Zoned

Basement:	Other, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Roof:	Membrane
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	None, On Street, See Remarks
Parking Covered:	0
Parking Places:	0
Parking Total/Covered:	0 / 0
Laundry Features:	In Kitchen, In Unit, Main Level, See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	N3
Community:	Downtown East Village
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Picnic Area, Roof Deck, Snow Removal, Storage, Trash
Appliances:	Built-In Electric Range, Dishwasher, Electric Cooktop, ENERGY STAR Qualified Appliances, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, See Remarks, Window Coverings
Inclusions:	furnished apartment - inventory list available. Contact Listing Agents for inventory list.

Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed, Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Bedroom · 10'7" × 9'1" ·
Main Floor	Kitchen With Eating Area · 13' × 10' ·
Main Floor	Living Room · 11'7" × 9'2" ·
Main Floor	Bedroom - Primary · 12'1" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Elevator, Granite Counters, No Smoking Home, Recreation Facilities, See Remarks, Storage, Track Lighting, Vinyl Windows, Wired for Data
Exterior Features:	Balcony, Fire Pit, Lighting, Outdoor Grill, Private Entrance, Storage
Patio And Porch Features:	Balcony(s), Rooftop Patio, See Remarks
Lot Features:	Back Lane, City Lot, Rectangular Lot, Street Lighting, Views
Accessibility Features:	Accessible Approach with Ramp, Accessible Common Area, Accessible Elevator Installed, Accessible Hallway(s)
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/909-450-8-avenue-se-calgary-a2342192/

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