

# \$230,000 - 312, 450 8 Avenue Se, Calgary

MLS® #A2239606

**\$230,000**

1 Bedroom, 1.00 Bathroom, 441 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to N3—a modern and eco-friendly condo located in the heart of Calgary’s vibrant East Village. This stylish 1-bedroom, 1-bathroom unit features a smart open-concept layout with floor-to-ceiling windows that fill the space with natural light and offer sweeping views of the downtown skyline.

The contemporary kitchen is equipped with sleek cabinetry, stainless steel appliances, and quartz countertops—perfect for urban living. The bedroom is efficiently designed for comfort and functionality. Additional features include in-suite laundry and a dedicated storage locker for added convenience.

Residents of N3 enjoy access to a fully equipped fitness center, rooftop patio with panoramic city views, bike storage, and communal lounges. Just steps from the C-Train, Central Library, Superstore, river pathways, and the best of East Village dining and entertainment—this is downtown living at its finest.

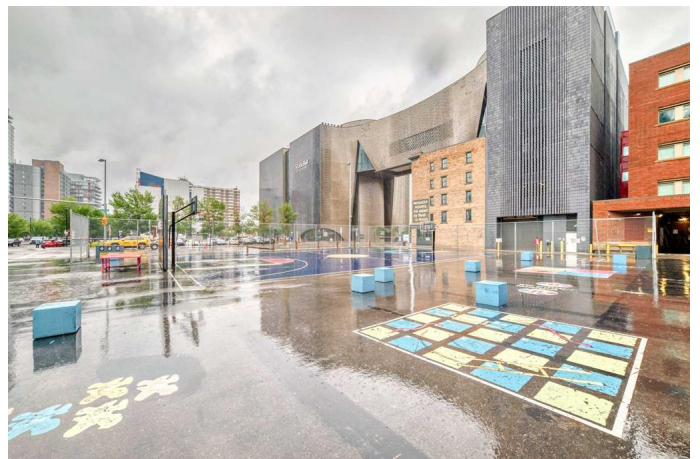
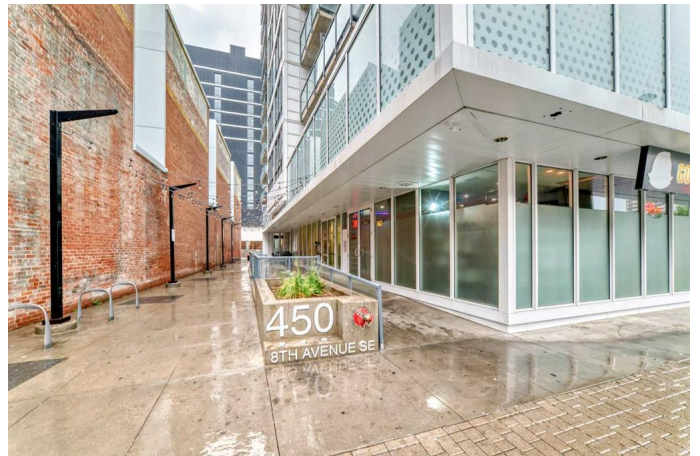
Built in 2017

## Essential Information

MLS® # A2239606

Price \$230,000

Bedrooms 1



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 441               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 312, 450 8 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1T2               |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | Elevator(s) |
| Parking   | None        |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 15                                                                         |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 28              |
| Zoning         | DC              |

### Listing Details

Listing Office

Grand Realty

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