

# \$299,900 - 227, 1616 8 Avenue Nw, Calgary

MLS® #A2223443

**\$299,900**

2 Bedroom, 1.00 Bathroom, 895 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Stunning Location, Unbeatable Value!

Donâ€™t miss this incredible opportunityâ€”perfect for first-time buyers or savvy investors! Nestled in the sought-after inner-city community of Briar Hill/Hounsfield, this condo offers the ultimate walkable lifestyle. Steps away from shops, restaurants, and top amenities, youâ€™ll love calling this place home. Inside, Youâ€™ll Find: 2 spacious bedrooms with plenty of natural light and a great layout. A beautifully updated kitchen featuring modern tile backsplash, sleek cabinets, and stylish countertops. Fresh laminate flooring throughout, a large living area, and a dining space perfect for entertaining. Access to your private sunny west facing balcony overlooking green space and mature trees â€”ideal for relaxing or enjoying your morning coffee. A newly updated 4-piece bathroom and an impressively large storage room in-unit for all your needs. Building Amenities Galore: - Outdoor BBQ area, gazebo, and beautifully maintained gardens. - Party rooms, games room, meeting rooms, and a charming courtyard. - Tennis courts for staying active, plus assigned parking right outside the entrance. - Additional perks like visitor parking, bike storage, and 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. Whether you’re commuting, studying, or exploring, everything is within reach. Well-Priced & Move-In Ready! This one won’t last long”hurry and book your showing today!

Built in 1968

Essential Information

MLS® #	A2223443
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	895
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	227, 1616 8 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C3

Amenities

Amenities	Coin Laundry, Elevator(s), Party Room, Picnic Area, Recreation Facilities, Visitor Parking, Racquet Courts
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Stone Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Storage
Construction	Brick

## Additional Information

Date Listed	May 21st, 2025
Days on Market	28
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
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