

\$319,900 - 227, 1616 8 Avenue Nw, Calgary

MLS® #A2196960

\$319,900

2 Bedroom, 1.00 Bathroom, 895 sqft
Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Stunning Location, Unbeatable Value!
Don't miss this incredible opportunity—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, you'll love calling this place home.

Inside, You'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—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® #	A2196960
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	895
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	227, 1616 8 Avenue Nw
Subdivision	Hounsfeld Heights/Briar Hill
City	Calgary
County	Calgary

Province Alberta
Postal Code T2N 1C3

Amenities

Amenities Bicycle Storage, Clubhouse, Coin Laundry, Elevator(s), Party Room, Picnic Area, Recreation Facilities, Recreation Room, Visitor Parking
Parking Spaces 1
Parking Assigned, Stall

Interior

Interior Features No Smoking Home, Stone Counters
Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating Baseboard
Cooling None
of Stories 4

Exterior

Exterior Features Balcony, Basketball Court, Outdoor Grill
Roof Tar/Gravel
Construction Brick, Concrete, Wood Frame

Additional Information

Date Listed February 25th, 2025
Days on Market 36
Zoning M-C1

Listing Details

Listing Office RE/MAX First

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