

# \$209,000 - 102, 1616 8 Avenue Nw, Calgary

MLS® #A2217198

**\$209,000**

1 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Discover this bright and beautiful main-level, end-unit 1-bedroom condo in the desirable community of Hounsfield Heights/Briar Hill. Perfect for first-time buyers, downsizers, or investors, this move-in ready home offers a spacious layout with vinyl flooring, fresh paint, and an updated 4-piece bathroom. The open-concept living and dining area is filled with natural light and opens onto a large balcony—ideal for relaxing or entertaining. The kitchen provides ample cabinet space. Located in the well-managed Cedar Brae Gardens complex, residents enjoy excellent amenities, including laundry on every floor, banquet and games rooms, BBQ and picnic areas, a tennis court, bike storage, and a community garden. Condo fees include heat, water, and electricity, offering tremendous value. With easy access to SAIT, the LRT, North Hill Centre, Kensington, Foothills Hospital, downtown, and the Bow River pathways, this is a rare opportunity to own a unit in an unbeatable location—schedule your viewing today!

Built in 1968

## Essential Information

MLS® #	A2217198
Price	\$209,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	570
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	102, 1616 8 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C3

### Amenities

Amenities	Bicycle Storage, Coin Laundry, Park, Parking, Picnic Area, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony, Lighting, Playground, Private Entrance
Construction	Brick, Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	M-C1

### Listing Details

Listing Office

CIR Realty

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