

\$269,900 - 117, 1616 8 Avenue Nw, Calgary

MLS® #A2258476

\$269,900

2 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Perfect inner-city location in the sought-after community of Briar Hill/Hounsfield Heights offers great value - ideal for first-time buyers or investors!! This newly RENOVATED 2 bedroom condo is move-in ready and waiting just for you. The kitchen features white tile backsplash, newer Ikea cabinets, dishwasher, refrigerator, stove and built in microwave, as well as new vinyl flooring in the kitchen and foyer. There is fresh paint throughout, new light fixtures, vinyl plank flooring throughout the dining room, living room, hallway and both spacious bedrooms. A 4-piece bathroom with new vanity and tile around the tub and electric heated towel rack, a laundry room with your very own stacked washer/dryer as well as front hall closet complete the unit. Access to your private north facing balcony overlooking green space and mature trees – ideal for relaxing or enjoying your morning coffee. You will love the building amenities: additional coin laundry, games room, meeting rooms, and a charming courtyard. Outdoor BBQ area, gazebo, and beautifully maintained gardens and tennis courts for staying active, plus assigned parking close to the entrance. - Additional perks like visitor parking and additional laundry facilities just steps away. - Condo Fees Include Almost EVERYTHING! Yes, even electricity! This quiet, well maintained concrete building is a dream for low-maintenance living with an onsite manager. Prime Location: Close to the University of Alberta, SAIT, Riley Park, hospitals, senior complexes, and more. There



is a bus stop across the street and Lion's Park C-train station is close-by. Whether youâ€™re commuting, studying, or exploring, everything is within reach. Steps away from shops, restaurants, top amenities, West Hillhurst arena and outdoor pool, Queen Elizabeth School (grades 1-12) and walking distance to downtown Calgary, Kensington, Sunnyside and North Hill Shopping Centre. Donâ€™t miss this incredible opportunity to live on the main floor backing onto green space providing a certain level of privacy.

Built in 1968

Essential Information

MLS® #	A2258476
Price	\$269,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	117, 1616 8 Avenue Nw
Community	Hounsfield Heights/Briar Hill
Condo	Cedar Brae Gardens
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C3

Amenities

Amenities	Clubhouse, Elevator(s), Park, Parking, Visitor Parking, Coin Laundry
-----------	--

Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Covered Courtyard, Garden, Outdoor Grill, Tennis Court(s)
Construction	Brick, Concrete

Additional Information

Date Listed	September 20th, 2025
Days on Market	26
Zoning	M-CG d72

Listing Details

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.