

# \$215,000 - 325, 1616 8 Avenue Nw, Calgary

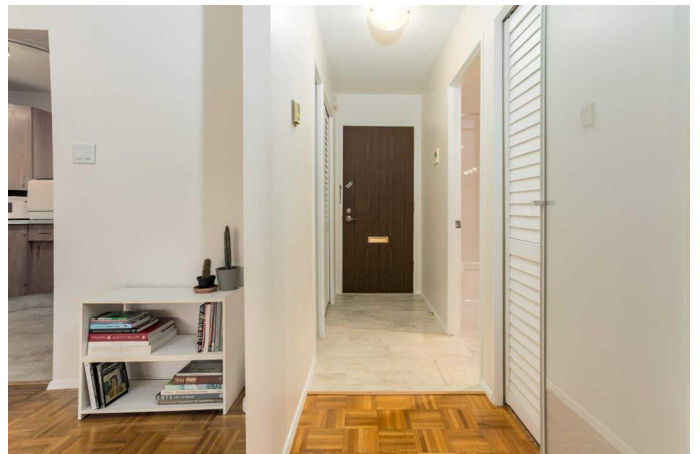
MLS® #A2203207

**\$215,000**

1 Bedroom, 1.00 Bathroom, 587 sqft  
Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Welcome to Cedar Brae Gardens, a well-established and sought-after community in Hounsfield Heights/Briar Hill. This beautifully maintained 1-bedroom condo is perfectly positioned on the third floor of a concrete building, offering a peaceful courtyard view and an unbeatable location just minutes from the LRT, SAIT, North Hill Centre, and downtown. Step inside to find a spacious and inviting layout with parquet flooring throughout, a bright open-concept living and dining area, and wall-to-wall windows that fill the space with natural light. The covered balcony provides the perfect spot to take in the surroundings. The kitchen offers plenty of cabinet space and comes equipped with white appliances, including a portable dishwasher making meal prep and clean up a breeze. The bathroom features vinyl tile flooring, a newer vanity, modern fixtures, and a tub. The in-suite storage room offers excellent versatility. This well-managed complex offers an assigned outdoor parking stall (#57) with plug-in, common laundry facilities on every floor, and all-inclusive condo fees covering heat, water, sewer, and electricity. Residents also enjoy access to exceptional amenities, including a tennis court, banquet room, games/party room, bike storage, and a BBQ park area. Offering incredible value in a highly desirable community, this move-in ready condo is perfect for first-time buyers, down-sizers, or investors. Quick possession available—don't miss out on this fantastic



opportunity!

Built in 1975

### Essential Information

MLS® #	A2203207
Price	\$215,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	587
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	325, 1616 8 Avenue Nw
Subdivision	Hounsfeld Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1C3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Parking, Picnic Area, Playground, Visitor Parking, Coin Laundry, Laundry
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	No Smoking Home, Storage
Appliances	Electric Stove, Range Hood, Refrigerator, Portable Dishwasher
Heating	Boiler
Cooling	None
# of Stories	4

## Exterior

Exterior Features Balcony, Courtyard, Lighting, Outdoor Grill, Uncovered Courtyard  
Construction Concrete, Mixed

## Additional Information

Date Listed March 20th, 2025  
Days on Market 15  
Zoning M-C1

## Listing Details

Listing Office RE/MAX Realty Professionals

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