

# \$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!

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® #         | 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, Racquet Courts, Recreation Facilities, Visitor Parking |
| 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 | 48             |
| Zoning         | M-C1           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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