

# \$295,000 - 471, 1620 8 Avenue Nw, Calgary

MLS® #A2232131

**\$295,000**

2 Bedroom, 1.00 Bathroom, 900 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Welcome to this stylish and beautifully upgraded modern end-unit condo where comfort, convenience, and community come together! This 2-bedroom, 1-bathroom home is brimming with thoughtful updates, from sleek quartz counters and glass marble tile to upgraded kitchen cupboards, pantry storage, and striking modern lighting. The showstopper? A spa-inspired 4-piece bathroom that turns every day into a retreat. Enjoy cozy evenings by the built-in electric fireplace and entertainment unit, or cook up your favorite meals with stainless steel appliances in the upgraded kitchen. A large picture window fills the space with natural light, while the covered balcony offers a tranquil view of greenspace—perfect for your morning coffee or unwinding after a long day. In-suite laundry adds convenience, and your condo fees include HEAT, ELECTRICITY, WATER, and WASTE REMOVAL—a rare and valuable bonus! You'll also love the vibrant condominium amenities: party room, shared laundry area, book exchange, vending machines, tennis courts, BBQ pits, firepits, and a community garden. Location is everything—and this one's a gem! Just minutes from the University of Calgary, SAIT, Alberta College of Art, Jubilee Auditorium, McMahon Stadium, and Foothills Athletic Park. With easy access to major traffic routes, shopping, schools, dining, recreation, and entertainment, you'll never run out of things to do. Plus, the active Hounsfield



Heights/Briar Hill community center and gymâ€”shared with local police and fire servicesâ€”adds to the safe and welcoming vibe. Modern, convenient, and full of personalityâ€”this condo is the total package. Donâ€™t miss your chance to call it home!

Built in 1969

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232131          |
| Price          | \$295,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 900               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 471, 1620 8 Avenue Nw         |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2V 1C4                       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Coin Laundry, Community Gardens, Laundry, Other, Parking, Picnic Area, Racquet Courts, Recreation Facilities, Recreation Room, Trash, Visitor Parking, Bicycle Storage, Elevator(s), Party Room |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, Quartz Counters, See Remarks, Storage, Track Lighting, Elevator |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                           |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Garden, Lighting, Outdoor Grill, Courtyard, Tennis Court(s) |
| Construction      | Brick, Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 36              |
| Zoning         | M-CG d72        |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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