

275, 1620 8 Avenue NW  
Calgary, Alberta

MLS # A2167622



## \$275,000

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	893 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 618
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window coverings

Cederbrae Gardens is a beauty (concrete building, large grounds, mature landscape). Ideal location with quick access west to the mountains or south to the river and downtown. Walk a few blocks east to Riley Park or north to SAIT, the Jubilee, and Alberta University of the Arts. There is so much close by to keep you active and entertained with off-leash parks, tennis courts, baseball diamonds, and of course the trendy Kensington. Unit 275 is super clean, maintained and offers close to 900 square feet with two generously sized bedrooms, a generous living room, dining room, good storage, and a 4pc bath. A great place here for your 1st home or as a good add to a rental portfolio.