



\$ 259,500.00

## 355 1620 8 AVENUE NW CALGARY

<https://paulbrinton.com>

Welcome to the hidden oasis of Cederbrae Gardens, situated in the quiet residential community of Briar Hill and Hounsfield Heights on the border of Hillhurst and Kensington. The sprawling common grounds have spacious lawns in this hillside location, with resident basketball and tennis courts, community gardens, a recently updated outside...

- 3 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment

**MLS ® #:** A1148124

**Type:** Apartment

**Bedrooms:** 3

**Status:** Active

**Year built:** 1968

**Parking:** Assigned, Stall

**Post Updated:** 2021-11-30 21:24:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 10/09/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Dog Park,Elevator(s),Laundry,Party Room,Recreation Facilities,Snow Removal

**Exterior Features:** Courtyard,Covered Courtyard

**Cooling:** None

**Lot Features:** Backs on to Park/Green Space

**Heating Type:** Baseboard

**Flooring:** Hardwood

**Community Features:** Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Shopping Nearby

**District:** CAL Zone CC

**Interior Features:** See Remarks

**Roof Type:** Rolled/Hot Mop

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-CG d72

**List Price Square Foot:** \$ 256.19

**Laundry features:** Common Area, Laundry Room

**Transaction Type:** For Sale

**Title Land:** Fee Simple



**Photo Count:** 37

**Unit Exposure:** S

**Construction Materials:** Brick,Concrete

**Foundation:** Poured Concrete

**Living Area SF:** 1170.60

**Structure Type:** Low Rise (2-4 stories)

**Rooms Above Grade:** 6

**Unit Number:** 355

**Suite:** No

**Appliances:** Dishwasher,Electric  
Stove,Refrigerator

**Subdivision Name:** Hounsfield Heights/Briar  
Hill

**Restrictions:** Easement Registered On  
Title,Pet Restrictions or Board approval  
Required

