

# \$550,000 - 405, 1505 8 Avenue Nw, Calgary

MLS® #A2253600

**\$550,000**

2 Bedroom, 2.00 Bathroom, 1,617 sqft  
Residential on 0.00 Acres

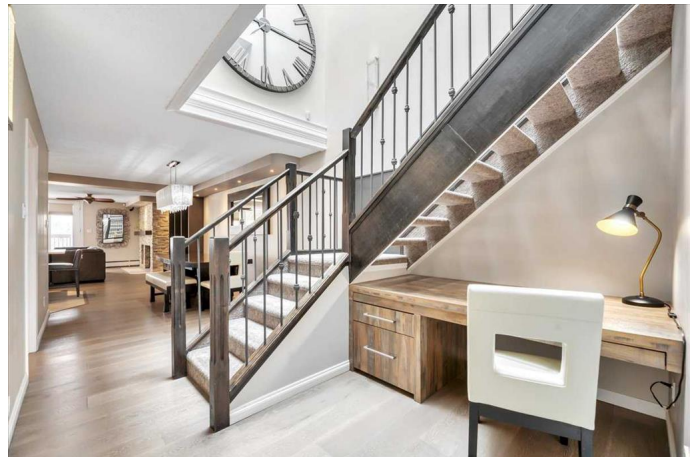
Hillhurst, Calgary, Alberta

Discover this exceptional remodelled 2-bedroom, 2-bathroom property offering a spacious, versatile layout ideal for modern living. The bright and inviting interior features a large living room with a cozy wood-burning fireplace, an expansive open-concept design, and a dedicated dining area perfect for entertaining.

At the heart of the home is an impressive gourmet kitchen equipped with a built-in espresso machine, wine fridge, sleek electric cooktop with designer hood fan, built-in microwave, wall oven, and a large-capacity refrigerator – combining style and functionality for an outstanding culinary experience.

Enhancements throughout the residence include a skylight above the marble-tiled entrance foyer, an attached solarium alcove, and scenic views from both the front balcony overlooking the city skyline and the back patio with views of Hillhurst. The spacious master bedroom features an oversized four-piece ensuite with luxurious steam shower, while the second bedroom offers direct patio access.

Additional highlights include ample closet space, in-suite storage, a convenient laundry room, and all major appliances. Residents also enjoy a private balcony, heated underground parking, and the quiet comfort of a centrally located building with easy access to parks,



shopping, transit, and SAIT.

This luxurious condo blends comfort, functionality, and accessibility – all at a great price. A must-see property!

Built in 1980

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | A2253600         |
| Price          | \$550,000        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 2                |
| Square Footage | 1,617            |
| Acres          | 0.00             |
| Year Built     | 1980             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 405, 1505 8 Avenue Nw |
| Subdivision | Hillhurst             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 4N7               |

**Amenities**

|                |                      |
|----------------|----------------------|
| Amenities      | Other                |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

**Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), Steam Room |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Microwave,                                                   |

|                 |                                            |
|-----------------|--------------------------------------------|
|                 | Range Hood, Washer/Dryer, Window Coverings |
| Heating         | Baseboard, Natural Gas, Hot Water          |
| Cooling         | Window Unit(s)                             |
| Fireplace       | Yes                                        |
| # of Fireplaces | 1                                          |
| Fireplaces      | Brick Facing, Gas                          |
| # of Stories    | 5                                          |
| Basement        | None                                       |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Level, Views    |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 13                  |
| Zoning         | DC (pre 1P2007)     |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Synterra Realty |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.