



**316, 333 Garry Crescent NE  
Calgary, Alberta**

**MLS # A2215620**



**\$159,900**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	693 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** Hood fan

Great opportunity for first time buyers, down-sizers and Investors to own this 1- bedroom, 1-bathroom condo on the 3rd level of Landmark Gardens. This freshly painted unit has a bright kitchen with lots of cupboards and counter space, spacious living room with wood burning fireplace. New flooring throughout the unit. Bathroom with new toilet, sink and counter. West facing balcony overlooks the courtyard. Assigned under ground parking. Building was renovated several years ago. Laundry facilities on each floor. Close to amenities, shopping, major routes and Airport. Vacant for quick possession.