



**GRASSROOTS**  
REALTY GROUP

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702, 2011 University Drive NW  
Calgary, Alberta

MLS # A2222666



**\$305,000**

Division:	University Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	924 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Concrete, Stucco
Foundation:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 791
LLD:	-
Zoning:	M-H2
Utilities:	-

Inclusions: NA

Discover Unit 702 at Laureate Place! This 7th-floor, 2-bedroom, 2-bathroom condo in a quiet concrete building offers over 900 sq ft in sought-after University Heights. Enjoy captivating McMahon Stadium and Foothills Athletic Park views from your private balcony. The bright living area features an open-style kitchen with included appliances (dishwasher, fridge, stove, washer, dryer), offering a fantastic canvas for your personalization. Both bedrooms boast spacious walk-in closets, with the primary bedroom featuring an ensuite bathroom. Convenience continues with in-suite laundry and a heated underground parking stall. Live in a peaceful neighbourhood just steps from the University of Calgary, hospitals, SAIT, C-Train, shopping, and a quick 10-minute drive to downtown. Ideal for professionals, students, or investors looking to customize!