



**GRASSROOTS**  
REALTY GROUP

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205, 518 33 Street NW  
Calgary, Alberta

MLS # A2226629



**\$385,000**

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Flag Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 653
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	No
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Gorgeous WEST-facing condo with HIGH-END finishings throughout! Balcony facing pretty TREE-LINED street, TITLED parking and storage! Upgrades include beautiful engineered hardwood flooring, paint, lighting & washer/dryer. Kitchen features huge breakfast bar, stainless steel appliances, granite countertops Bright, open-concept living/dining area has gas fireplace & access to balcony. Master bedroom is huge with walk-through closet & ensuite bathroom. Second bedroom on opposite side of condo with full bath. Terrific location just one block to the Bow River pathways (bike to work or to Kensington!), close proximity to Foothills Hospital, easy access west to the mountains!