



**GRASSROOTS**  
REALTY GROUP

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**213, 333 Garry Crescent NE  
Calgary, Alberta**

**MLS # A2229353**



**\$157,500**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<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>	\$ 652
<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), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Discover condo 213 at Landmark Gardens. A large, meticulously maintained one bedroom condo just 10 minutes to Downtown Calgary. Here are 4 things we love about this home (and we're sure you will too): 1. ROOM TO LIVE: Offering 768 SqFt of refined and functional living space, this is a full-size home! Walking through the front door, you'll be impressed with the open concept great room which offers space and flexibility for furniture placement depending on your needs and lifestyle. The oversize living room is accented by a large window and wood burning fireplace while the functional kitchen offers ample work/storage space while opening onto a nicely proportioned dining area. The bedroom accommodates your Queen-sized bedroom set with a good-sized closet with adjacent 4-piece bathroom. 2. THE BUILDING: Landmark Gardens is a well maintained four-storey, concrete building built in 1980. The building underwent a massive (\$3M) exterior update completed in 2019 including new siding, insulation, vinyl windows, vinyl sliding doors and balcony railings. Reasonable condo fees (\$652.09/month) include all utilities aside from electricity/TV/Internet. 3. LOCATION, LOCATION, LOCATION: As the city continues to expand in all directions the convenience of an inner-city neighbourhood is a breath of fresh air! You are 10 minutes to the Downtown core, a 10-minute bike ride to Laycock Park/playground which forms part of the Nose Creek Pathway system and a short drive to Deerfoot City with 50+ shops, services and restaurants. Commuting is a breeze with quick access to Centre Street and Edmonton Trail along with easy access to transit. 4. MORE THAN YOU EXPECT: From laminate flooring and crown moulding through the principal rooms to removal of the awkward pony wall, underground parking, custom built-ins in the dining

area and a good size southerly exposed balcony with built-in storage box. Every detail has been thoughtfully considered to create a space that is not only functional but feels like home.