



**GRASSROOTS**  
REALTY GROUP

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**#102, 518 33rd Street NW  
Calgary, Alberta**

**MLS # A2229436**



**\$379,999**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 645
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, Elevator, Granite Counters, High Ceilings, Open Floorplan, Separate Entrance, Soaking Tub, Storage		
<b>Inclusions:</b>	TV Bracket		

**LOCATION • LIFESTYLE • LUXURY** - Ideally situated Parkdale just in steps from the Bow River and scenic pathways, this sophisticated 2-bedroom, 2-bathroom condo offers the perfect blend of urban convenience, tons of space and beautiful surroundings. Enjoy walking or biking to downtown and Kensington, with easy access to the University of Calgary, Foothills Hospital, major transportation routes, and the mountains. Inside, the two bedrooms are thoughtfully positioned at opposite corners for maximum privacy. The spacious primary suite features a 4-piece ensuite and walk-through closet. The unit also has AC to keep you cool in the summer. The kitchen boasts granite countertops, an eating bar, and ample cabinetry-ideal for gourmet cooking. The adjoining dining room and large living area with a cozy gas fireplace flow seamlessly to a sun-bathed, covered patio. The private patio entrance is perfect for pet owners and guests alike. Just steps from charming local shops including Lics Ice Cream, Avatara Pizza, and Sprout Plants, this exceptional home combines luxury and lifestyle in one of the city's most desirable locations. Don't miss the opportunity to make it yours!