

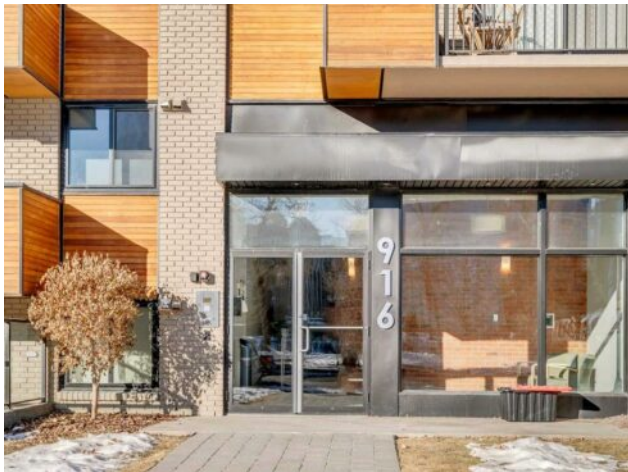


**GRASSROOTS**  
REALTY GROUP

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402, 916 Memorial Drive NW  
Calgary, Alberta

MLS # A2236184



**\$389,900**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunnyside                                                   |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                 |               |                   |
| <b>Size:</b>     | 758 sq.ft.                                                  | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 2                                                           | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Alley Access, Assigned, Covered, Off Street, Plug-In, Stall |               |                   |
| <b>Lot Size:</b> | -                                                           |               |                   |
| <b>Lot Feat:</b> | -                                                           |               |                   |

|                    |                              |                   |          |
|--------------------|------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Hot Water         | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                            | <b>Condo Fee:</b> | \$ 652   |
| <b>Basement:</b>   | -                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Wood Siding | <b>Zoning:</b>    | M-CG d72 |
| <b>Foundation:</b> | -                            | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Open Floorplan               |                   |          |

**Inclusions:** N/A

FANTASTIC INVESTMENT! Spectacular VIEWS of the Bow River and Downtown! Live in the heart of the sought-after vibrant community of Sunnyside, just across from the Bow River and Peace Bridge. This quiet, CONCRETE built condo of 37 units was redeveloped in 2014 by Sable Developments. Features include an open concept living area with a gourmet kitchen, stainless steel appliances, a newer dishwasher, quartz countertops, a breakfast bar and newer vinyl plank flooring. The spacious master bedroom comes with a desirable walk-in closet, and the versatile second bedroom can be used as a home office if desired. Enjoy relaxing on your south-facing balcony during the summer months while taking in the breathtaking views of River, bike paths and downtown sky line. Additional features include an in-suite washer/dryer, a covered parking stall, elevator access, a separate storage locker on the same floor as the unit and bike storage. If you have a pet, they are welcome with approval and a BONUS is that all utilities are included in the condo fees (except internet and cable). Enjoy all the amenities that Kensington has to offer including, Safeways, Shoppers, boutique shops, pubs and restaurants. Walk to downtown, the LRT, Prince's Island Park, Eau Claire, Chinatown, SAIT and many more inner-city destinations. Don't miss this outstanding opportunity to embrace urban living with unparalleled views and convenient access to everything you need. It is a wonderful life -style and easy place to live!