



**GRASSROOTS**  
REALTY GROUP

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102, 310 4 Avenue NE  
Calgary, Alberta

MLS # A2242019



**\$199,900**

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	623 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Front Drive, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Flat Torch Membrane, Flat
Basement:	-
Exterior:	Cement Fiber Board, Concrete, Mixed, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 471
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: None

Exceptional OPPORTUNITY to purchase a newly RENOVATED spacious 1 bedroom & 1 bath ground floor condo in the desirable inner-city community of CRESCENT HEIGHTS for under \$200,000! Brand new & expanded kitchen with built in pantry shelving and all new stainless steel appliances, renovated bathroom, new light fixtures and window blinds, and freshly painted throughout! Bright, spacious unit with sunny south exposure. Why RENT when you can OWN for this price? Terrific location on a quiet, tree-lined street within walking distance of Downtown and Rotary Park. Superb access to the quaint shops and local area restaurants, Chinatown and the charming Centre Street corridor. Perfect for students, downtown workers, or health care workers, this condo is conveniently close to SAIT, the University of Calgary, AB Children's Hospital and the Foothills Medical Centre. This pet friendly condo comes with in an suite storage room, assigned parking stall (#27), and affordable monthly condo fees of \$471.48. This is a rare chance to buy a renovated condo in one of Calgary's most sought-after neighborhoods at this incredibly affordable price! Book your private showing today.