



GRASSROOTS
REALTY GROUP

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303, 315 50 Avenue SW
Calgary, Alberta

MLS # A2244452



\$199,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	491 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 353
Basement:	None	LLD:	-
Exterior:	Cedar, Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home		

Inclusions: N/A

MASSIVE PRICE REDUCTION - PRICED TO SELL. This affordable and well-maintained condo offers unbeatable value, with low fees that include heat and water! Upgraded Bosch and Frigidaire appliances. Great as rental property, close to downtown, and within -5 minute walk to of Britannia amenities such as Sunterra and Village Ice cream. Walking distance to Chinook mall. In-suite washer and dryer. Whether you're a first-time buyer or an investor looking for a solid "buy and hold," this one's a winner. LOW CONDO FEES: 352.77 MONTH, INCLUDES COST OF HEAT AND WATER.