



GRASSROOTS
REALTY GROUP

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303, 409 1 Avenue NE
Calgary, Alberta

MLS # A2249794



\$229,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	556 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

Tremendous views of downtown Calgary from this pet friendly 3rd floor corner unit with assigned stall parking, in-suite laundry, freshly painted interior and wood burning fireplace. Enter into a front hall with the convenience of your own personal laundry set and dual door storage closet with organizers. The tiled 4-piece bath presents counter height storage vanity, new tiled tub surrounds and a low flow toilet. Just off the 4-piece bath is the bedroom with vinyl side window and dual door closet including organizers within. The galley style kitchen was reinvigorated in 2008 with Ikea cabinetry a full set of stainless-steel appliances including a slide in stove, over the range microwave and tiled back-splash. Set just off the kitchen is the nook with access to a massive vinyl sliding patio door leading out to your full-size balcony to take in the panoramic views, enjoy the summer days and nights or just relax and soak in your private outdoor space. Completing this home is the generous size lifestyle room with a focal corner wood burning fireplace. All located in a secure building, self-managed with a healthy reserve fund steps to everything and anything offering the ultimate comfort and convenience of inner city living!