



**GRASSROOTS**  
REALTY GROUP

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1209, 108 3 Avenue SW  
Calgary, Alberta

MLS # A2250062



**\$120,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Chinatown                          |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Loft/Bachelor/Studio     |        |                   |
| Size:     | 391 sq.ft.                         | Age:   | 1977 (48 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | None                               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                   |            |                 |
|-------------|-----------------------------------|------------|-----------------|
| Heating:    | Baseboard                         | Water:     | -               |
| Floors:     | Tile, Vinyl                       | Sewer:     | -               |
| Roof:       | -                                 | Condo Fee: | \$ 415          |
| Basement:   | -                                 | LLD:       | -               |
| Exterior:   | Concrete                          | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                 | Utilities: | -               |
| Features:   | Closet Organizers, Open Floorplan |            |                 |

**Inclusions:** Everything currently Inside can be included.

Welcome to this studio condo on the 12th floor, located in the heart of Calgary's vibrant Chinatown! This open-concept unit offers a practical layout and plenty of natural light, making it a comfortable and functional living space. Enjoy the unbeatable location with quick access to restaurants, shops, cultural attractions, the Bow River pathways, and the downtown core. Perfect for first-time buyers, students, or investors looking for a low-maintenance property in a highly walkable area. \*\*\*There is a possibility of bed bug activity from neighbouring units.\*\*\*