



GRASSROOTS
REALTY GROUP

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301, 495 78 Avenue SW
Calgary, Alberta

MLS # A2250321



\$354,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,268 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Laminate, Slate

Roof: -

Basement: -

Exterior: Brick, Stucco

Foundation: -

Features: Granite Counters, Natural Woodwork, Pantry, Storage, Track Lighting

Water: -

Sewer: -

Condo Fee: \$ 797

LLD: -

Zoning: M-C2 d176

Utilities: -

Inclusions: Portable Air conditioner and window fitting

Bright corner unit on third floor overlooking South Park in Kingsland with 2 bedrooms and a den. The unit is very bright because it has windows in every room except the bathrooms and den. The layout is an open floor plan with a south facing balcony off the living room which has the view of the park. The kitchen has light oak kitchen cabinets , granite counter tops and slate floors. The primary is spacious with his and hers closets and a 6 piece ensuite. (walk in shower and tub). The den is at the front foyer for easy access . The laundry has its own room within the unit. The dining room is spacious and open to the kitchen and living room, has a large window in the dining room facing west. 1 title parking stall underground with a storage unit. Seller rents an additional underground stall and maybe available for the new owner subject to buyer arranging. This is walking distance to the heritage LRT , restarants and shopping. Also close to indoor /outdoor skating rinks.