



GRASSROOTS
REALTY GROUP

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202, 1502 21 Avenue SW
Calgary, Alberta

MLS # A2251344



\$190,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	534 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 441
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Vinyl Windows		

Inclusions: .

Get ready to enjoy the inner-city YYC lifestyle in this adorable, move-in ready condo in Bankview! Located just off of trendy 17 Ave SW but on a quiet street with mature trees, this second floor condo has a brand new balcony with east and south exposure. This unit has been freshly painted inside and has brand new carpet in the bedroom. The spacious living room is a perfect space to hang out while the dining area could also be used as a work-from-home setup. Cute kitchen is in good condition with a fridge, stove and dishwasher. Primary bedroom has a nicely sized closet and the full bathroom is just outside the door. Common laundry area located on lower floor of the building is bright with multiple machines. Full-height storage locker also located on this level, perfect for securely storing a bike and other gear. Rear parking stall has a plug-in. With just \$9,500 as a down payment, you can have a 4% mortgage with monthly payments of \$949, condo fees of \$441 and property taxes of \$80 - with an all-in cost of \$1,470/month, you would be crazy to keep renting! Enjoy the benefits of owning your own home for a fantastic price. Walk to cafes and restaurants, bike to the river or to work and enjoy all of the park spaces right within Bankview like the recently rebuilt Buckmaster Park!