



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

902, 801 2 Avenue SW
Calgary, Alberta

MLS # A2253487



\$408,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	926 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Track Lighting		

Inclusions: none

Just steps to the Bow River Pathways and the beauty of Princess Island Park in the sought community of Eau Clair. This 9th floor, 926 Sq ft condo offers relaxing partial river & area views from your large south facing balcony. Concrete building, with Titled underground parking + your own huge private Titled singular storage locker. Stepping inside, balances warmth and functionality with abundant natural light, creating a bright and comfortable atmosphere. The open concept design provides various options for furniture arrangement in the spacious living room with cozy Gas Fireplace. Flowing seamlessly, a good sized dining area provides plenty of room for entertaining and family dinners. Hardwood floors. A well laid out kitchen with ceramic flooring. The Primary Suite offers a 4pc ensuite. 2nd bedroom, 3pc main bathroom. In-suite laundry & storage. Amenities include Gym, social rm- (main level), Outdoor Terrace/Sundeck -(10th fl), - Library, with great views of DT- (14th fl), Car wash bay, Pets with board approval. Age restricted, one occupant must be over 30. A well managed building & reasonable condo fees. Visitor parking. Enjoy the fabulous Eau Claire lifestyle-restaurants, parks, pathways, downtown, transit, amenities, all close by. Immediate possession.