



GRASSROOTS
REALTY GROUP

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316, 333 Garry Crescent NE
Calgary, Alberta

MLS # A2257666



\$155,000

Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	693 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: Hood Fan

Great opportunity for first time buyers, down-sizers and Investors to own this 1- bedroom, 1-bathroom condo on the 3rd level of Landmark Gardens. Recent upgrades in the unit include fresh paint throughout, new flooring, new toilet, sink and vanity in bathroom. Bright kitchen with lots of cupboards and counter space, spacious living room with wood burning fireplace. New flooring throughout the unit. West facing balcony overlooks the courtyard. Assigned under ground parking. Laundry facilities on each floor. Building underwent exterior updates completed in 2019. These include new siding, insulation, vinyl windows, vinyl sliding doors and balcony railings. Condo fees of \$574.23 include all utilities except electricity, cable and internet. Easy access to transit, minutes to downtown Calgary as well as Calgary International Airport. Close to amenities, shopping and major routes. Vacant for quick possession.