

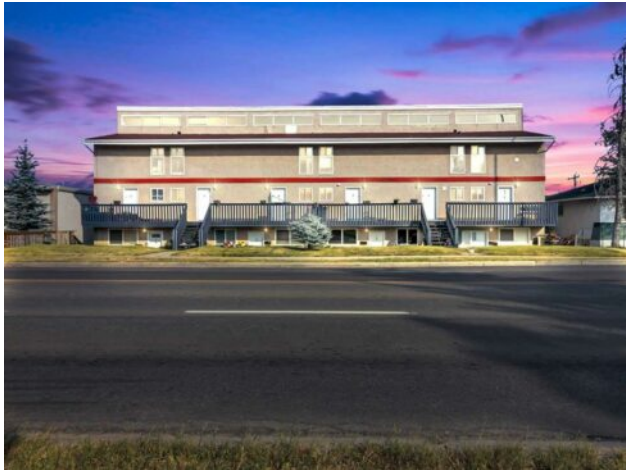


**GRASSROOTS**  
REALTY GROUP

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11, 3726 Centre Street NE  
Calgary, Alberta

MLS # A2258124



**\$159,900**

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	632 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, On Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 330
LLD:	-
Zoning:	M-C2 d153
Utilities:	-

Inclusions: N/A

Incredible opportunity for first-time buyers, investors, or those looking to downsize. This charming 1-bedroom condo offers over 632 sq ft of living space with a private entrance and side porch. The open-concept layout flows seamlessly from the living and dining areas to a large, private, covered balcony &mdash; perfect for your morning coffee. The bright and spacious primary bedroom features large windows overlooking the balcony and generous closet space. The updated &nbsp;kitchen includes sleek cabinetry, newer stainless steel appliances, and a stacked washer and dryer conveniently located in the utility room. Additional upgrades includes a newer furnace and hot water tank. Enjoy the convenience of 1 Assigned parking stall\*\*\*&nbsp;(11) included in condo fees. Located just minutes from downtown, schools, parks, shopping, and public transit, with quick access to Trans Canada, McKnight and Deerfoot Trail. Move-in ready with an excellent value and priced to sell &mdash; book your showing today with your favorite Realtor!