



GRASSROOTS
REALTY GROUP

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202, 1881 17 Street
Didsbury, Alberta

MLS # A2262099



\$204,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	758 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: fridge, stove, built in dishwasher, microwave hood cover, washer, dryer, all window coverings, storage cabinet in parking stall

Immaculately maintained and fully upgraded in 2017, this stylish home in the sought-after Campus Green community offers comfort, convenience, and a vibrant lifestyle. Ideally located just a short walk from downtown, you can easily meet friends for coffee, run errands, or take advantage of the nearby sportsplex—all within minutes of your door. Inside, you'll find a bright, well-designed kitchen with abundant cabinets and storage space, complemented by newer appliances, washer, and dryer. The open-concept layout flows seamlessly into the dining and living areas, making entertaining and everyday living a breeze. Both bedrooms are generously sized, with the primary suite featuring its own private half bath. Storage will never be a concern thanks to two separate storage rooms—one at each end of your balcony. Campus Green is designed for easy living: say goodbye to shoveling snow or mowing the lawn. Low condo fees add to the affordability, while the secure building features entry cameras and a heated parkade to keep your vehicle safe and warm. This well-constructed concrete and steel building ensures peace and quiet, and residents enjoy fantastic amenities including a games room, party room with wet bar, woodworking shop, and community garden beds. Don't miss your chance to be part of this welcoming lifestyle community—call today to book your private showing!