



GRASSROOTS
REALTY GROUP

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408, 647 1 Avenue NE
Calgary, Alberta

MLS # A2263399



\$200,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	723 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Open Lot, Treed, Views		

Heating: Baseboard, Boiler, Forced Air, Heat Pump

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 574

LLD: -

Zoning: MU-2 f4.0h22

Utilities: -

Inclusions: N/A

This prime Bridgeland location is blocks from the Bow River pathways, directly by Edmonton Trail, for easy access to Memorial, Deerfoot, the Downtown Core and East Village, AND with both assigned underground and loads of street parking available, enjoys all the shopping, dining and activities anyone could want or need! With Walk and Bike scores between 96 and 99, Transit nearby, and being the TOP floor of a Low-Rise 47 Unit apartment, life at Waterford is beautiful. This 723.32 square foot open concept apartment includes virtually staged photos for the listing, iGuide 3D tour, detailed floor plans, and offers its new owner thick plushy carpet in great shape, and easy-to-care for lino that can be updated with vinyl easily if desired. The plan is flexibly open, bright, includes TWO Bedrooms (the Primary is 12.25' wide, easily holds a king!) with large windows, and is listed for an incredible value price - the affordability cannot be beaten, and this home will not last long! 408 647 1 Avenue NE faces East, with a 12.75' x 6' Balcony for sunrises and morning coffees, plus comfortable temperatures inside while remaining naturally light. The large Storage and Laundry Room can double as a combination Pantry to the contemporary-white Kitchen, complete with a nice eating bar overlooking the Dining and Living Room combination. There is a washing machine included in the appliances, and carpets have been professionally cleaned with enviro-safe products prior to listing. Documents are available in supplements for agents, or upon request for previewing. The very secure building has fob access for BOTH security entry doors, a large welcoming Entry and lots of seating, additional fob security required to access the Parkade level, interior mail and package delivery, 1 hour parking for visitors, and street parking behind the building - so many conveniences! Management is responsive, and the

building receives regular attention and maintenance. Looking forward to a quick purchase before the holiday enjoyments!