



GRASSROOTS
REALTY GROUP

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305, 603 7 Avenue NE
Calgary, Alberta

MLS # A2263461



\$395,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,026 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 862
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: .

Welcome to The Ellington, a beautiful 2 bedroom, 2 bathroom condo on the 3 floor, perfectly located in the heart of the city. Enjoy the best of urban living with parks, restaurants, shops and scenic bike paths just steps away- all while overlooking a peaceful green space. Step inside to an open-concept living and dining area with large windows that fill the space with natural light. Patio doors lead out to your private balcony from the dining area - the perfect spot for morning coffee or evening relaxation. The kitchen features laminate countertops, stainless steel appliances and kitchen bar. The spacious primary bedroom includes a walk-in closet and full ensuite for your comfort. Additional features include In-suite laundry, heated titled underground parking and extra storage locker. This well maintained condo offers the ideal mix of comfort, style and convenience in a vibrant inner-city location.