

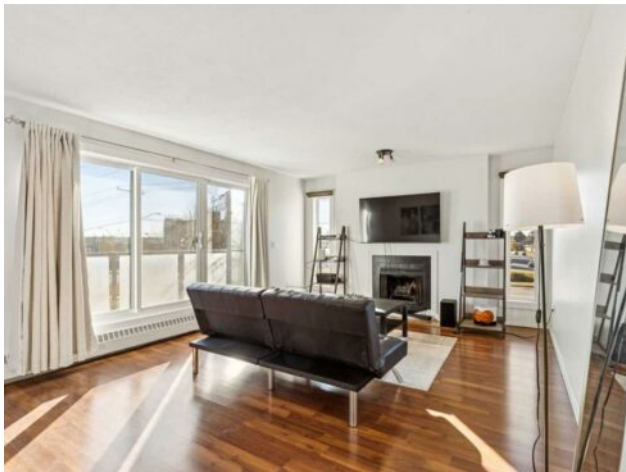


GRASSROOTS
REALTY GROUP

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**215, 335 Garry Crescent NE
Calgary, Alberta**

MLS # A2264248



\$184,900

Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	995 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 856
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows, Wood Counters		

Inclusions: TV and Mounting Bracket in Living Room

Discover Condo 215 at Landmark Gardens an updated 2 bed/2 bath corner unit with underground parking. Here are 4 things we LOVE about this home (and we're sure you will too): 1. A FLOORPLAN MADE FOR LIVING: Offering 995 SqFt with 2 bedrooms, 2 full bathrooms, large living room and dining room/flex space this is a full-size home! As soon as you enter, you'll be impressed with the natural light, spaciousness and liability of this condo. The living room easily accommodates your furnishings and is accented by a wood burning fireplace flanked by vertical windows on both sides to maximize the all-day natural light. The updated kitchen provided plenty of work/storage space while opening onto a good-sized dining area which could easily double as a home office depending on your needs/lifestyle. An over-size primary bedroom is perfectly equipped with walkthrough closet and 4-piece ensuite while the second bedroom is a great size as a kid's room or guest accommodation. 2. THE BUILDING: Landmark Gardens is a pair of well-maintained four-storey, concrete buildings built in the early 80's. The complex underwent a massive (\$3M) exterior update completed in 2019 including new siding, insulation, vinyl windows, vinyl sliding doors and balcony railings. Condo fees (\$856.48/month) include all utilities aside from electricity/TV/Internet. 3. LOCATION, LOCATION, LOCATION: As the city continues to expand in all directions the convenience of an inner-city neighbourhood is a breath of fresh air! You are 10 minutes to the Downtown core, a 10-minute bike ride to Laycock Park/playground which forms part of the Nose Creek Pathway system and a short drive to Deerfoot City with 50+ shops, services and restaurants. Commuting is a breeze with quick access to Centre Street and Edmonton Trail along with easy access

to transit. 4. MORE THAN YOU EXPECT: From laminate flooring throughout to underground parking, updated kitchen, an abundance of in-suite storage, extra-long Southeasterly exposed balcony and a convenient central location this home check the boxes and is definitely worth your attention.