



GRASSROOTS
REALTY GROUP

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1501 Centre A Street NE
Calgary, Alberta

MLS # A2266537



\$339,000

Division:	Crescent Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,006 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Garden		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 926
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Excellent Location in Crescent Heights! This beautiful 2-storey townhouse offers an ideal blend of comfort and convenience. The main floor features elegant bamboo flooring and a hallway with durable vinyl, a cozy corner fireplace in the living room, and an open kitchen with stylish cabinets and granite countertops. Upstairs showcases gorgeous wood flooring and two spacious bedrooms. Primary bedroom with large walk in closet. The condo fee includes heating, water, and access to a well-equipped gym facility in the complex. Enjoy the large patio over the garage — perfect for relaxing or entertaining. The single attached garage offers plenty of storage, extra high ceilings, and the front driveway provides parking for an additional vehicle. Quick access to downtown, public transit, future Green Line C-train, close to many cafes, restaurants, schools and all the beautiful parks, playgrounds and walking paths that Crescent Heights offers. Book your private showing now!