



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

103, 231 64 Avenue NW
Calgary, Alberta

MLS # A2266701



\$205,000

Division:	Thorncliffe		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to your new home! This bright and inviting 2-bedroom, 1-bathroom condo offers the ideal blend of comfort, style and convenience, perfect for first-time buyers, young professionals or savvy investors. The open-concept living/dining area is flooded with natural light and seamlessly flows into the modern kitchen. Two well-sized bedrooms provide flexibility for a guest room, home office or shared living situation. The full bathroom has been thoughtfully updated. And a large storage room adds convenience. Enjoy the ease of condo living with super lower condo fee covers essential amenities including Heat, Water/Sewer, Reserve Fund, Management Services, and upkeep of the common areas. Ideal for those who value time and simplicity. Located in the heart of established Thorncliffe, you'll be just steps from highly rated educational institutions such as John G. Diefenbaker High School, St. Helena School and Huntington Hills School. In addition, you'll find convenient access to nearby shopping options and seamless Public Transit connectivity. Whether you're looking to move in and enjoy or purchase a turnkey investment, this unit offers strong value in today's market. Don't miss the chance to make this your new home sweet home! Unit is below grade.