



GRASSROOTS
REALTY GROUP

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303, 333 2 Avenue NE
Calgary, Alberta

MLS # A2268007



\$259,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,308 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 879
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	na
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Elevate your urban experience in the heart of desirable Crescent Heights! This condo offers a lifestyle of unrivaled convenience and stunning views. Step inside the sprawling 1,300 sq.ft. open-concept space, a blank canvas awaiting your personal touch. A full wall of windows frames the spectacular, uninterrupted views of the downtown skyline and river valley, creating a captivating backdrop for daily life and entertaining. The primary quarter and second bedroom are each equipped with their own dedicated bathroom and provide ample space for king size bedroom sets. Complete with laundry, storage, and 2 UNDERGROUND PARKING STALLS. This condo has been extremely well cared for and can accommodate a buyer looking for an affordable turn key opportunity, or someone looking for a blank canvas to make it their own. Consistently rated one of the best communities in Calgary and nestled in a quiet location just three blocks from Rotary Park, this condo offers easy walking distance to trendy Bridgeland's best restaurants, shops, and amenities. Book your showing today!