



GRASSROOTS
REALTY GROUP

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8, 4907 8 Street SW
Calgary, Alberta

MLS # A2269978



\$599,900

Division:	Britannia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,181 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Other

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: Built-in Features, Closet Organizers, Kitchen Island, Stone Counters, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 1,091

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

Beautifully renovated 2 bedroom one level apartment in small desirable boutique building in the heart of Britannia. Shows impeccably + with very tasteful renovations, making this a move in ready opportunity. Great flow with open concept living room + kitchen. The living room is spacious + offers a gas fireplace + access to a front patio which overlooks the street. The kitchen is stunning with a large newer island capped with quartz, an induction stove, newer sink + faucet. There is plenty of space for cooking + with ample storage. Lovely luxury vinyl flooring, freshly painted, newer light fixtures throughout + lots of natural light. The primary bedroom is roomy + the second bedroom with built in Murphy bed can double as a den. Well organized ensuite laundry/storage. Single detached parking + large storage room come with the unit. Very walkable lifestyle with grocery shopping, doctors office, banking, cafes + pharmacy all in the Britannia shopping center. The building sides a popular park + is just down from the Britannia Ridge.