



GRASSROOTS
REALTY GROUP

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1, 6827 Centre Street NW
Calgary, Alberta

MLS # A2271110



\$175,000

Division:	Huntington Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	992 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 731
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions: N/A

Move-in ready and ideal for first-time home buyers or a solid investment for investors, this unit is priced among the best values in NW Calgary. This unit is the largest end unit in the complex (991 sq.ft.), offering plenty of space with 3 bedrooms, including a primary with its own 2-piece ensuite. The functional layout provides an open living area while keeping the bedroom wing private. A wide tiled foyer leads into the large living room, where sliding patio doors open to a treed garden that captures the morning sun. The kitchen includes a pantry and in-unit laundry, and the full bath is conveniently located near the bedrooms. A covered parking stall (#1) sits at the corner of parkade for convenience and easy access. Located just steps from multiple bus stops, with routes #3 and #4 to downtown, #20 to the University, #301 to Panorama Hills, and #300 to the Airport. Walking distance to Superstore, the public library, swimming pool, McDonald's, and all levels of schools. Space, value, and convenience - this home truly has it all. Don't miss your opportunity, book a showing today!