



GRASSROOTS
REALTY GROUP

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

402, 335 Garry Crescent NE
Calgary, Alberta

MLS # A2271429

\$165,000



Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	978 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Composite Siding, Concrete
Foundation:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 837
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

LARGE TOP FLOOR, CORNER 2 bedroom, 2 bathroom unit offering 979 SF of beautifully updated living space. Bright and open floorplan featuring a spacious dining area, modern kitchen with dual toned cabinets, subway tile backsplash, stainless steel appliances and quartz countertops. The living room gives access to the balcony thru over-sized sliding patio doors for those summer days and you will also enjoy the cozy wood-burning fireplace thru the winter season. A primary bedroom is sure to impress showcasing ample space for a king bed, built in wardrobe and 3 piece ensuite. A second bedroom and 4 piece bathroom completes the space. Don't overlook the gorgeous laminate floors throughout, updated baseboards, casings, doors and no party wall noise in this concrete building complete with heated underground parking. Major building updates have been completed with newer windows and composite siding. Great access to the airport, Deerfoot Trail and into the downtown core. A must see!