



**GRASSROOTS**  
REALTY GROUP

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**405, 1881 17 Street  
Didsbury, Alberta**

**MLS # A2271728**



**\$214,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Side, Heated Garage, Parkade, Worksh		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 362
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Murphy Bed unit in 2nd bedroom

This very well maintained top floor condo unit may be just the ticket for you to get rid of the snow shovels and lawn mower! Campus Green is a great community within the great community of Didsbury. The open plan allows you to have plenty of options for setting up your main living areas. Step inside this unit and into the bright white kitchen with plenty of cabinets and a newer counter-top. The living room and dining area are conveniently located off of the kitchen. Walk through the living room that features a wall style air conditioner and sliding patio doors to the east facing covered balcony. From your balcony you have terrific views of the courtyard/greenspace behind and of the east side of Didsbury and even the countryside beyond. The balcony features a handy storage closet for those items you don't use everyday. The primary bedroom is spacious and features 2 closets and a 2 piece ensuite. The main bathroom has a nice shower with seat and a large vanity. The second bedroom boasts french doors and a murphy bed wall unit that allows it to be an office and a guest room. The laundry room has additional storage space. This building has secure heated parking, a gathering rec room space and a social area with tables and chairs. Truly a nice place to call home.