



GRASSROOTS
REALTY GROUP

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311, 208 Holy Cross Lane SW
Calgary, Alberta

MLS # A2271790



\$309,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	631 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Incredible opportunity to own in the heart of Mission. This unit has it all. Modern finishings and open layout to hangout with friends. Large flex area to give you that extra space you've been looking for. Pretty treelined views from the living room and when you're getting fresh air on the balcony. Titled parking and a titled storage locker to make life even more convenient. Insuite laundry. Reasonable condo fees too… What else? This building is steps from the Elbow River and the extensive pathway system and a block away from some of Calgary's most coveted restaurants and pubs, hot spot coffee shops and boutique vendors. The location is also a convenient walk to the downtown core, but far enough away you can feel vibe of the whole neighbourhood change by the time you get back home. Have you been waiting for the "one"? Maybe your patience paid off! Don't be too patient with viewing this one though, units in this building don't come to market every day.