



GRASSROOTS
REALTY GROUP

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

106, 420 3 Avenue NE
Calgary, Alberta

MLS # A2273531



\$204,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	602 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: BBQ

Walking distance to downtown, the LRT, Zoo, Bow River pathway and is practically located in the heart of Bridgeland and so much more. This is a well maintained , move in ready apartment with a nice open floor plan, in unit washer/dryer, hardwood floors & underground parking . With a large patio door that opens to a private ground level patio tucked away in the property gives your visitors great access to stop by. The building has been very well maintained inside and out with newer windows and doors, Hardi Board cement fiber siding with SmartTrim and well maintained grounds. Keep your cost of living low with an affordable price, low property taxes and condo fees. Never under estimate the value of getting into a well managed condominium that has a proven track record of sound management.