



**GRASSROOTS**  
REALTY GROUP

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274, 1620 8 Avenue NW  
Calgary, Alberta

MLS # A2277876



**\$239,900**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Concrete
<b>Foundation:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 618
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG d72
<b>Utilities:</b>	-

**Inclusions:** -

Move in ready in this spacious 2 bedroom,with a balcony overlooking a green space with a abundance of trees.features 2 large bedrooms and a large living room. There is a large coin-op Laundry room steps away from this unit.Its access is ground level from the parking lot that has plug-ins,no stairs to contend with for this unit..The complex features a large common barbecue area,tennis courts,amenity room with table tennis,shuffleboard,TV lounge area,and a party room with full kitchen.This is a very well maintained complex with large green spaces and lots of trees.All this for only \$617.74 condo fees which include all utilities including electricity.North Hill shopping center and downtown are very close by.