



**GRASSROOTS**  
REALTY GROUP

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209, 1422 Centre A Street NE  
Calgary, Alberta

MLS # A2280482



**\$359,900**

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	954 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 714
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

Fantastic Opportunity for a First-Time home buyer or an investor. Don't miss your chance to own this spacious, well-maintained, 2-bedroom, 2-bath condo in the sought-after community of Crescent Heights. This fabulous unit features a bright and open living, dining, and kitchen floor plan with rich Brazilian hardwood floors, maple cabinets, stainless steel appliances, and granite countertops. The master bedroom is spacious with a walk-in closet and a 4-piece ensuite. The generously sized second bedroom is perfect as a guest room or office space. A 4-piece bath, in-suite laundry, and Titled Heated Underground Parking complete this perfect space. The location is convenient to tons of amenities, parks, shopping, and restaurants, making it ideal for students with a quick commute downtown, to SAIT, or the University of Calgary. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!