



**406, 2011 University Drive NW
Calgary, Alberta**

MLS # A2286684



\$288,888

Division:	University Heights	
Type:	Residential/High Rise (5+ stories)	
Style:	Apartment-Single Level Unit	
Size:	936 sq.ft.	Age: 1991 (35 yrs old)
Beds:	2	Baths: 2
Garage:	Assigned, Parkade, Underground	
Lot Size:	-	
Lot Feat:	-	

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 791
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

Welcome to this beautiful, light, bright and spacious two-bedroom apartment on the 4th floor of Laureate Place. Located within a walking distance of the University of Calgary, Foothills Hospital, Children's Hospital, and C-Train, this prime location provides unparalleled convenience and ample services. From your private balcony you can enjoy spectacular views of Calgary's downtown skyline, beautiful sunrises and sunsets. Enter this immaculate unit and you will find fresh paint and newer vinyl flooring throughout. This unit features two full size bedrooms, two 4-piece bathrooms with quartz counter tops, spacious kitchen with upgraded quartz countertop and a big central island, an open concept dining and living room. A generous size laundry room provides a good space for your storage needs, plus one heated underground parking is included. Refrigerator, washer and dryer 2022, paint and lights 2023. This apartment is the perfect choice for students, professionals, investors, and those seeking to be part of Calgary's finest community!