



**305, 315 50 Avenue SW
Calgary, Alberta**

MLS # A2287215



\$189,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	493 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 361
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: N/A

A fantastic apartment in an amazing location! A quick walk to Chinook Mall, steps to the city bus, a quick walk to the Britannia Shopping Area, and a few mins to downtown. A Cozy one bedroom with reasonable condo fees of \$360.61 which include your heat, water, sewer. Nice wide open living space with a beautiful kitchen overlooking the living room. There is plenty of cabinet space and the granite counter tops are fantastic. You can eat at the breakfast bar or there is space for a dining room table as well. The Master bedroom is a good size and has a large closet with built-in organizer. The 4 piece bathroom shines with an upgraded vanity, toilet and tub. There are tiled floors throughout the kitchen, hallway, entrance and bathroom. The bedroom and the living room have nice carpets throughout. There is an in unit storage/laundry room as well~ the washer/dryer all in one combo is included. Parking stall is located outside on the south side of the building. The location is unbeatable~ super safe and quiet and handy to everything you will need!