



**GRASSROOTS**  
REALTY GROUP

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201, 509 21 Avenue SW  
Calgary, Alberta

MLS # A2289609



**\$434,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cliff Bungalow                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,034 sq.ft.                       | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane                          |               |                   |

|                    |                  |
|--------------------|------------------|
| <b>Heating:</b>    | Forced Air       |
| <b>Floors:</b>     | Carpet, Laminate |
| <b>Roof:</b>       | -                |
| <b>Basement:</b>   | -                |
| <b>Exterior:</b>   | Brick, Concrete  |
| <b>Foundation:</b> | -                |
| <b>Features:</b>   | Granite Counters |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 819 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-C2   |
| <b>Utilities:</b> | -      |

**Inclusions:** none

Over 1,000 sq. ft. spacious condo in the popular inner city community Cliff Bungalow. CONCRETE & STEEL building. End unit facing south and east. 9 feet ceiling. Open concept floor plan. Granite counter top, gas stove kitchen. Master bedroom with Ensuite. In unit laundry. Titled underground parking. Central air conditioning. Close to all the popular coffee shops & restaurants and historical 17th Ave area. Walking distance to the Western Canada High School. Must see property and don't miss out.