



103, 231 64 Avenue NW  
Calgary, Alberta

MLS # A2294733



**\$205,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	793 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to your new home! This bright and inviting 2-bedroom, 1-bathroom condo offers the ideal blend of comfort, style and convenience, perfect for first-time buyers, young professionals or savvy investors. The open-concept living/dining area is flooded with natural light and seamlessly flows into the modern kitchen. Two well-sized bedrooms provide flexibility for a guest room, home office or shared living situation. The full bathroom has been thoughtfully updated. And a large storage room adds convenience. Enjoy the ease of condo living with super lower condo fee covers essential amenities including Heat, Water/Sewer, Reserve Fund, Management Services, and upkeep of the common areas. Ideal for those who value time and simplicity. Located in the heart of established Thorncliffe, you'll be just steps from highly rated educational institutions such as John G. Diefenbaker High School, St. Helena School and Huntington Hills School. In addition, you'll find convenient access to nearby shopping options and seamless Public Transit connectivity. Whether you're looking to move in and enjoy or purchase a turnkey investment, this unit offers strong value in today's market. Don't miss the chance to make this your new home sweet home! Unit is below grade.