



**512, 110 2 Avenue SE
Calgary, Alberta**

MLS # A2297584



\$188,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	494 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 611
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this top floor Broadview Garden 1 bedroom apartment unit with underground parking (\$38,000 if sold separately) located in the heart of Calgary's Chinatown. This top floor unit features newer vinyl plank flooring and paint throughout (both updated in 2024), offering an inviting Bow River view. It has a great open floorplan with spacious living room. One of the standout features is the stunning open view of the historic Lions on Centre Street bridge crossing the Bow River leading up to Crescent Heights so enjoyable to your daily living. Monthly condo fee include electricity, heat and water. Walking distance to public transportation. Easily accessible to vibrant shopping, restaurants, and all other amenities the downtown has to offer. Don't miss the opportunity to own this unit with its combination of upgrades and beautiful views. The recently announced special assessment responsible to pay by the seller will bring refurbishment to the building towards a more contemporary standard. Current tenancy agreements expire June 30, 2026. Tenants' right apply.