



**315, 335 Garry Crescent NE  
Calgary, Alberta**

**MLS # A2298114**



**\$159,900**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 869
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** REFRIGERATOR, HOOD FAN, ELECTRIC STOVE, DISHWASHER, WINDOW COVERINGS

Welcome to this just renovated, 3rd floor corner unit offering over 1,000+ SF of beautifully updated living space. Featuring brand new paint, flooring, and modern lighting, this bright and open 2 bedroom, 2 bathroom condo is truly move in ready. The spacious layout includes a large dining area and a spacious kitchen. Enjoy an abundance of natural light through oversized windows and sliding patio doors leading to your private balcony, perfect for summer days, while the cozy wood burning fireplace adds warmth and charm in the winter. The primary bedroom easily accommodates a king sized bed and features a built in wardrobe and 3 piece ensuite, while the second bedroom and full 4 piece bathroom complete the space. Additional highlights include laminate flooring throughout, updated baseboards, casings, and doors, plus the comfort of a quiet concrete building with no party wall noise. This home also comes with secure, heated underground parking. The building has seen major updates including newer windows and composite siding. Ideally located with quick access to the airport, Deerfoot Trail, shopping, schools, and downtown, this is a fantastic opportunity for first time buyers and investors alike. A must see!