



**205, 6464 Travois Crescent NW  
Calgary, Alberta**

**MLS # A2302757**



**\$165,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	616 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage		

**Inclusions:** None

Welcome home to this bright condo featuring NEW PAINT (walls, doors, trim and ceiling), NEW LUXURY VINYL FLOORING and a sun-filled OPEN CONCEPT LIVING AND DINING area. This quiet, secure second-floor end unit is conveniently located close to the door adjacent to the parking lot. It is ideal for first-time buyers, young professionals, or savvy investors. It offers a well-sized bedroom, 3-piece bathroom, and a spacious in-suite storage room for everyday convenience. Enjoy easy condo living with LOW FEES that include heat, water/sewer, reserve fund contributions, management services, and common-area maintenance - perfect for those who value simplicity and efficiency. The Thornlee Gardens building is overseen by a well-run, responsive condo board that addresses concerns promptly, offering peace of mind to owners. A dedicated parking stall and visitor parking are included. Situated in the established community of Thorncliffe, your steps from highly rated schools, shopping, restaurants, public transit, the Judith Umbach Library, and the Thornhill Aquatic & Recreation Centre. With quick access to Deerfoot Trail and 14 Street, commuting is effortless. Whether you're looking for a comfortable home or a TURNKEY INVESTMENT, this condo offers EXCELLENT VALUE. Don't miss this opportunity!