



**118, 1409 Centre A Street NE
Calgary, Alberta**

MLS # A2303811



\$425,000

Division:	Crescent Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 751
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Ultimate inner city location; vibrant, walkable and accessible offering a great urban vibe with easy access to paths and transit. Living is easy in this well rounded, over 1350 sq.ft., 2 bedroom, 3 bath home with a large, airy flex room. Open concept, spacious living room with gas fireplace, dining room which can easily host large gatherings and kitchen with a convenient walk-in pantry and breakfast bar. Upstairs is equally well-designed with a primary bedroom, walk-in closet and ensuite bath. The generous second bedroom also includes a walk-in closet while the expansive open loft/flex space is perfect for a gym, home office or additional living area. You will appreciate the full size laundry and oodles of insuite storage, and the rare bonus of TWO underground heated parking stalls. Residents also enjoy access to a low-maintenance courtyard—an inviting amenity space to relax and unwind. Enjoy hassle free living; condo fees include all utilities, with only electricity billed separately. A very special opportunity situated within a 5 minute walk to Rotary Park, Lawn bowling, Tennis Courts, Splash Park, Mini Art Galleries plus a 10 minute walk to downtown, the Bow River pathway, Prince's Island and St Patrick's Island.