



201, 410 1 Avenue NE
Calgary, Alberta

MLS # A2305083



\$199,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	621 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Metal Siding , Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island		

Inclusions: All attached black storage cabinets in the living room

Exceptional value for this renovated 2 bedroom condo in the desirable inner city community of Crescent Heights and within walking distance of downtown! This condo exudes a contemporary, stylish feel throughout. Brand new engineered hardwood floors in the kitchen, living room and hallway. Sleek kitchen features granite counters and stainless steel appliances. In suite laundry, covered parking, and bike storage are some of the amenities offered in this quaint, 15 unit building. This 2nd floor unit has some views of downtown with the top of the Calgary tower visible from the primary bedroom window! Sunny south-facing exposure floods the unit with natural light. Superb access to the quaint shops and local area restaurants, Chinatown, and the charming Centre Street corridor. Perfect for students, downtown workers, or health care workers, this condo is conveniently close to SAIT, the University of Calgary, AB Children's Hospital and the Foothills Medical Centre. Book your private showing today.