



202, 2011 University Drive NW
Calgary, Alberta

MLS # A2123329



\$305,000

Division:	University Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	938 sq.ft.	Age:	1991 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 740
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Key Fob

Hello, Gorgeous! Welcome home to this 938 SQFT 2 bed, 2 bath second floor condo in the community of University Heights. Location is everything, with walking distance to LRT, shopping, restaurants and of course the University of Calgary, this condo is ideal for the student, investor, or anyone looking to move into this amenity rich neighbourhood with convenient access to the university and hospital! Enjoy in-unit laundry (a huge laundry room with storage), spacious open concept dining room and living room, with even more space outside on your private covered balcony overlooking McMahon Stadium. Smart layout in the kitchen including stainless steel appliances and a pass through style breakfast bar with upper cabinets for additional storage! Two spacious bedrooms, both with walk-in closets, and one with a 4 piece ensuite. An additional 4 piece bathroom and two storage closets complete the unit. The building is equipped with elevators, security system and provides visitor parking. Condo fee includes: Caretaker, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal and Water.