



215, 1507 Centre A Street NE  
Calgary, Alberta

MLS # A2132138



**\$329,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	747 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 555

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stucco

**Zoning:** DC (pre 1P2007)

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings

**Inclusions:** None

The Madison Court\*\*CONCRETE BUILDING\*\*MOVE IN READY!! Located in the popular Community of Crescent Heights, centrally located off Centre Street and mins commute to DOWNTOWN. This freshly painted with new flooring 2 bedroom and 2 full bath apartment unit is perfect for the first time home buyer or investor. Great location on the second floor with a large EAST FACING covered balcony. Open concept floor plan with 9 ft ceiling&ndash; the kitchen features maple wood cabinets, built-in pantry, granite counter tops, with ample cabinet space that flows into the dining room, creating an ideal space for entertaining friends and family. The inviting living room features a corner gas fireplace, and door leading to a huge covered balcony, connecting to the court yard and common area for your outdoor enjoyment. Two bedrooms, each with its own bathroom, are separated by a living room for extra privacy. The Master Bedroom features a walk-through closet to a private 4-pc en-suite. Convenient in suite laundry/ stacked washer/dryer included. Additionally, there is a second bedroom that provides versatility, whether it be for guests, a home office, or hobby space. The second 4-piece full bathroom completes this unit. This beautiful unit comes with one titled parking, the building also has two elevators, a fitness facility on the second floor and heated visitor parking stalls. Great value and convenient location. Close to all amenities, restaurants, banks, shopping, transit. Book your private viewing today!