



202, 2121 98 Avenue SW
Calgary, Alberta

MLS # A2136472



\$599,900

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,291 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Concrete, Clay Tile	Condo Fee:	\$ 839
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Track Lighting		
Inclusions:	3 Desks in Den		

Spectacular 1300 sq. ft., two bedrooms, two full baths, and a den luxury apartment in Wyngate of Pump Hill. This is probably the nicest unit in this upscale and much sought-after building. Upgraded throughout with quality finishing, this beautiful luxury condo will be easy to call home. Truly estate-level design and finish with rich Walnut hardwood laminate floors throughout. House-size kitchen features quality cabinets, valance lighting, granite countertops, a large island, and stainless steel appliances. Enjoy the spacious great room with a cozy gas fireplace. Estate casing and baseboard, upgraded lighting, French doors, oversized windows with upper transoms, custom new blinds, elegant draperies, upgraded baths with granite vanities and new toilets, 9' ceilings, knockdown stipple. A/C, two titled parking stalls, storage, and more. Tax assessment size 1405 sq. ft. of pure luxury. This is a +35 adult building that is very well run and close to major transportation routes and shopping and is moments away from south Glenmore Park.