



**502, 128 2 Avenue SE
Calgary, Alberta**

MLS # A2137265



\$222,222

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	573 sq.ft.	Age:	1990 (34 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 429
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: KING SIZE BED / SOFA BED / DINING SET WITH 4 CHAIRS / COFFEE TABLE / TV STAND / NIGHT STAND / 2 LAMPS / DRESSER / 4 PICTURES

Attention investors and downtown enthusiasts! An exceptional opportunity awaits with this fully furnished unit, ready for immediate occupancy—just bring your suitcases! Positioned as your premier choice for 2024 summer investment, boasting a market rent potential of \$2,000+. This Calgary downtown condo offers a spacious king-size bedroom and a generously sized living room perfect for accommodating guests. Impeccably maintained and freshly painted, this unit features ensuite laundry, ensuring utmost convenience. Situated within walking distance to an array of amenities, including public transportation, restaurants, bars, and scenic trails along the Bow River. Indulge in leisurely strolls at Prince's Island Park or unwind with a cup of coffee at nearby cafes. Experience tranquility amidst the captivating city lights with stunning city views. This well-maintained building boasts a reasonable condo fee of \$429.13 starting July 1, 2024. Recent upgrades include modernized elevators, a new hallway makeup air system, a new hot water tank, and initial parkade repairs. Upcoming enhancements include exterior and staircase renovations, ensuring continued value appreciation. Don't miss out on this prime investment opportunity in Calgary's vibrant downtown core!