



GRASSROOTS
REALTY GROUP

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802, 1022 16 Avenue NW
Calgary, Alberta

MLS # A2140171



\$339,000

Division:	Mount Pleasant		
Type:	Residential/High Rise (5+ stories)		
Style:	Penthouse		
Size:	923 sq.ft.	Age:	1969 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Metal Frame	Zoning:	C-COR1 f5.0h38
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This exceptional 2-bedroom unit features breathtaking views of the Rocky Mountains and the downtown core, all from the comfort of your own couch. This top-floor gem boasts stainless steel appliances, laminate flooring, dark cabinets, NEW in-suite laundry, a large balcony, granite countertops, and expansive windows that flood the space with natural light with its south face views. Enjoy the convenience of a short walk to SAIT, minutes to U of C, and easy access to all that Kensington and Calgary's city center have to offer. This opportunity is perfect for first-time homeowners and offers outstanding investment potential, all at an affordable price. Call today for your private viewing!