



GRASSROOTS
REALTY GROUP

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507, 2011 University Drive NW
Calgary, Alberta

MLS # A2140300



\$339,900

Division:	University Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Multi Level Unit		
Size:	1,142 sq.ft.	Age:	1991 (33 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Concrete Driveway, Covered, Enclosed, Front Drive, Garage Door		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 858
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	N/A		

Unique floor plan! Concrete building. 2 bedroom unit centrally located to the University of Calgary, McMahon Stadium, Foothills and Children hospitals. This largest end unit is renovated with 60 oz nylon carpet on both level. Tile flooring in bathrooms, laundry room & kitchen. Large living room with a patio door leading to private large balcony (7'2" x 29'5") with view of the stadium and Canada Olympic Park. Cabinets & counter tops in the kitchen have been replaced, stainless steel appliances. Main floor finished off with a 2 pc bath and a laundry room. An open spiral staircase leads to upper floor offering a separate entrance from the 6th floor. 2 bedrooms with its own ensuite. Large master bedroom (10'6" x 15'10") has a walk in closet and a jetted tub in its ensuite. Common area has new windows, new carpet & freshly painted. Public transportation is at the front door. Condo fee of \$858.43 (\$.75/ sq. Ft) includes heat, water, insurance, maintenance of common area, parking, sewer, snow removal, trash, management fee & reserve fund contributions.