



106, 431 1 Avenue NE
Calgary, Alberta

MLS # A2146125



\$233,918

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	691 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 550

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

This 2 bedroom unit is located withing walking distance of downtown and next to trendy Bridgeland. The unit includes one 4 PCE bathroom, in-suite stacked laundry and the largest patio area in the building. The kitchen has marble countertops with a 4-piece appliance package. Located on the first floor of a three-story building, parking stall in a heated underground parkade is included. This is a great rental property and is currently tenanted until AUGUST 31 2024