



103, 626 2 Avenue NE
Calgary, Alberta

MLS # A2147507



\$220,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	766 sq.ft.	Age:	1972 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 505

Basement: None

LLD: -

Exterior: Aluminum Siding , Brick, Cement Fiber Board, Concrete, Wood Frame

Zoning: M-CG d111

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters

Inclusions: N/A

Welcome to Braemar Manor in Bridgeland! This basement unit offers a galley kitchen, two spacious bedrooms, a well-designed bathroom, and the convenience of in-suite laundry. It comes with an assigned parking stall, a secure bike storage area, and a storage locker for any extra belongings. Nestled in a quiet, tree-lined cul-de-sac, this fantastic inner-city location is close to the Bow River and downtown, with easy access to bike paths, shopping, trendy shops, restaurants, and much more. This would be a great condo for young professionals or real estate investor looking for an affordable cashflowing condo. *The unit does need some TLC*