



302, 209 6 Avenue NE
Calgary, Alberta

MLS # A2147968



\$279,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	799 sq.ft.	Age:	1968 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Parquet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 619
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home		

Inclusions: None

Bright and SUNNY 2 bedroom, 1 bathroom condo in the heart of Crescent Heights. Located on the 3rd floor of this charming small , 8 unit building, this home is CLEAN and modern. The kitchen offers maple cabinetry, STAINLESS STEEL appliances and GRANITE counter tops. The living room features parquet flooring, a corner electric FIREPLACE, large windows and door to the balcony. Both bedrooms have California closet style BUILT-IN shelving and organizers and there is a washer/dryer combo unit in the main bathroom. This awesome location has great walkability to many restaurants, shops and amenities including the close proximity to downtown and the Bow River pathways.