



611, 1507 Centre A Street NE  
Calgary, Alberta

MLS # A2151150



**\$319,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 624
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

TOP FLOOR open concept home is thoughtfully designed with 2 bedrooms and 2 bathrooms with titled underground parking, equipped with a full-size washer and dryer, high-end stainless steel appliances, a cozy gas fireplace, granite countertops, and soaring 9-foot ceilings. Uniquely, it doesn't share walls with any neighbors, ensuring privacy and tranquility. Positioned on the quiet side of this sturdy concrete building, you can enjoy expansive unobstructed North and East views. Fitness enthusiasts will appreciate the convenient gym located on the second floor. Hosting is a breeze with secure underground visitor parking and the option to entertain on the terrace with a BBQ. Situated just off Centre and 16th Ave, navigating the city is effortless. You're also in the heart of a bustling area with a plethora of restaurants and shopping options. This home isn't just a space—it's a lifestyle waiting for you. Don't miss out, contact your agent today for a viewing!