



**405, 1507 CENTRE A Street NE  
Calgary, Alberta**

**MLS # A2151404**



**\$299,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	741 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Leased, Off Street, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Stucco

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 550

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Excellent inner city location situated in The Madison Court in desirable Crescent Heights. This 2 bedroom with 2 full bathrooms offers granite counter tops in the kitchen with new fridge and new hood fan. This unit also has new laminate flooring and new paint on all walls and 9 ft. ceilings throughout with a nice open floor plan. Lovely master bedroom has spacious walk in closet and a 4piece en-suite bathroom. The second bedroom is on the opposite side of the unit to give more privacy. The living room features a gas fire place and access to the cozy deck that faces east on the quiet side of the building with an open city view. This amazing property has a GYM and outdoor courtyard on the 2nd floor and there are many underground heated visitor parking stalls. Please book your private showing and do not miss out on this perfect starter home or investment property.