



GRASSROOTS
REALTY GROUP

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**304, 2308 Centre Street NE
Calgary, Alberta**

MLS # A2164357



\$369,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	687 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

ULTIMATE CONVENIENCE | PERFECT FOR A FIRST TIME BUYER OR INVESTOR | PRIVATE APARTMENT IN TUXEDO PARK | If you're looking for an affordable option in the desirable community of TUXEDO PARK, look no further! This gorgeous 2 bedroom / 2 bath apartment provides the PERFECT opportunity to call it your first home, or low-maintenance investment property. Situated right off Centre Street (North), this unit has been meticulously renovated with a clean finish, featuring custom cabinetry, quartz countertops, upgraded appliances in the kitchen, LVP flooring throughout to keep dust and dander to a minimum, and quartz and vanity upgrades in the well-appointed bathrooms – all MOVE-IN READY! A large enclosed balcony provides privacy off Centre Street, and even comes with 1 SECURE UNDERGROUND PARKING STALL! A must see, book your private showing TODAY!