



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

**MLS # A2164357**



**\$369,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	687 sq.ft.	<b>Age:</b>	2017 (7 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>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 &ndash; 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!