



**GRASSROOTS**  
REALTY GROUP

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204, 607 7 Avenue NE  
Calgary, Alberta

MLS # A2200057



**\$249,900**

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: n/a

HUGE Price reduction; amazing value!!! The main living space is bathed natural warmth and sunlight streaming through the big, bright windows. Updated sleek wide plank laminated flooring accentuates the cozy living room complete with the elegant gas fireplace. The kitchen opens to the quaint dining area and is well appointed with quality stainless steel appliances and wide ceramic tile. The two bedrooms are spacious and feature newer comfy carpeting and boast plenty of closet space. The bathroom is clean and well updated. There's plenty of additional closet space in the home and even a laundry hook up available for potential in-suite laundry. Fabulous location in a quiet corner of Renfrew, so close to downtown and just a short stroll to schools, parks rec-facilities and all the goodness of the trendy Edmonton Trail hospitality strip. The building is in top shape and well managed by a dedicated management team. Terrific condition and value for the first time home owner or landlord.