



**301, 4108 Stanley Road SW
Calgary, Alberta**

MLS # A2205881



\$309,900

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	768 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 483
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Kitchen Stools

This bright and spacious 1 bedroom top-floor end-unit is ready to welcome new owners! Nestled between McLeod Trail and Stanley Park, the location is an unrivalled blend of convenience where inner-city living meets an abundance of walking trails, bike paths, shops, dining and transit access. This unit features an open main living area, a gas fireplace, granite countertops, a generous breakfast bar and a spacious pantry. The balcony will have you enjoying more sunrises with unobstructed views to the east, and enjoying more evenings with a natural gas line waiting to have your barbecue ready to go on demand. Just a 5 minute drive north to downtown or a 5 minute drive south to Chinook Mall, you'll find yourself commuting with ease. The 39th LRT Station is nearby, so with a titled underground parking stall keeping your vehicle warm and secure, you can venture out and enjoy the wealth of amenities in the community and beyond. Downstairs on the main floor, a well-kept fitness centre is available for residents in this pet-friendly, non-smoking complex. Units in this well-managed complex don't come up often so seize the opportunity to call this one your own!