



GRASSROOTS
REALTY GROUP

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402, 333B 2 Avenue NE
Calgary, Alberta

MLS # A2208425



\$309,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,310 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 879
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: Portable Air Conditioner - sold as-is

Welcome to Crescent Heights! Enjoy inner city living with spectacular, south facing City views! This impressive condo features over 1,300 square feet with 2 beds, 2 full baths and 2 titled underground parking stalls! From the entrance foyer you can choose to walk down the hallway or pass through the huge pantry and laundry room which has direct access to the kitchen. The large kitchen has been updated with beautiful full height backsplash, maple cabinetry and includes lots of counter space. The kitchen opens nicely to the dining area and living room. The corner wood burning fireplace is a great feature and is adjacent to the south facing balcony with downtown city views. The king-sized primary bedroom will easily accommodate all your bedroom furniture (maybe even a home office) and has it's own 3-piece ensuite. The second bedroom is also large and is next to another 4-piece bathroom. This is a wonderfully bright condo with lots of natural light. Located on a quiet, no-through, tree-lined street — the location is second to none. Walk downtown or down the hill for groceries or to enjoy the spectacular shopping and restaurants of Bridgeland. Head west a few blocks to Rotary Park! Vacant and ready for you to move in. Welcome home!