



GRASSROOTS
REALTY GROUP

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204, 6825 Centre Street NW
Calgary, Alberta

MLS # A2210903



\$209,500

Division:	Huntington Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	RM-4
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry		

Inclusions:	None
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This property listing highlights several appealing features: 1. Price and Condo Fees: The two-bedroom apartment is priced at \$209,500, with monthly condo fees of \$509. These fees cover heat, water, insurance, exterior and structural maintenance, building management, and more. 2. Prime Location: - Two blocks from local amenities, including the library, swimming pool, skating/hockey recreation center, and a major supermarket. - Walking distance to multiple schools: John A. Macdonald, John Diefenbaker, and St. Helena. 3. Apartment Features: - East-facing, with abundant natural light. - Spacious, open-plan layout ideal for entertaining. - Bright living room opening to a formal dining room. - Well-sized kitchen with a walk-in pantry. - Two large bedrooms. - Four-piece main bathroom. - In-suite laundry. - One assigned parking space. 4. Accessibility: Easy access to major routes (Deerfoot Trail, 14 Street, and McKnight Blvd) and the airport. 5. Tenant Occupancy: Currently occupied by tenants on a month-to-month lease. Monthly rent is \$1250.