

**208, 1507 Centre A Street NE**  
**Calgary, Alberta**

**MLS # A2281086**



**\$324,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Tile, Vinyl

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Granite Counters, Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 609

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Welcome to Crescent Heights living&mdash;an ideal inner-city condo just walking distance to downtown Calgary. This 820 sq ft suite offers 2 bedrooms and 2 full bathrooms, with a bright open-concept kitchen/living area designed for everyday comfort and easy entertaining. Recently renovated with new vinyl flooring, fresh paint, updated kitchen and bathroom faucets, and new under-cabinet lighting, the space feels modern and move-in ready. The kitchen is finished with granite countertops, stainless steel appliances, and a new stove, plus the convenience of in-suite washer and dryer. Step outside to your massive private balcony&mdash;approximately 460 sq ft of additional outdoor living space, perfect for lounging, entertaining, or creating your own urban oasis. This all-concrete building features concrete walls between units for added privacy and quiet enjoyment. Enjoy pet-friendly living, a fitness area just steps from your unit door, plus a building caretaker on site. Complete with 1 underground parkade stall and 1 storage locker, this is an outstanding opportunity in one of Calgary&rsquo;s most desirable communities.