

**305, 603 7 Avenue NE**  
**Calgary, Alberta**

**MLS # A2283244**



**\$389,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 862
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to The Ellington, a beautiful 2 bedroom, 2 bathroom condo on the 3 floor, perfectly located in the heart of the city. Enjoy the best of urban living with parks, restaurants, shops and scenic bike paths just steps away- all while overlooking a peaceful green space. Step inside to an open-concept living and dining area with large windows that fill the space with natural light. Patio doors lead out to your private balcony from the dining area - the perfect spot for morning coffee or evening relaxation. The kitchen features laminate countertops, stainless steel appliances and kitchen bar. The spacious primary bedroom includes a walk-in closet and full ensuite for your comfort. Additional features include In-suite laundry, heated titled underground parking and extra storage locker. This well maintained condo offers the ideal mix of comfort, style and convenience in a vibrant inner-city location.