

**203, 2308 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2307465**



**\$320,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	693 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this exceptional condo in a solid concrete building, offering both comfort and modern style. This bright and spacious unit features 9foot ceilings that enhance the open feel throughout the home. with 2 generously sized bedrooms and 2 full bathrooms, including a primary suite with its own private ensuite, this layout is perfect for both everyday living and hosting guests. The contemporary kitchen is finished with sleek quartz countertops, providing both elegance and durability, while the living area extends seamlessly to a good sized balcony ideal for relaxing or enjoying your morning coffee. additional highlights include 2 titled underground parking stalls, offering convenience and peace of mind year round. this well maintained building combines quality construction with thoughtful design, making it an excellent choice for home owners or investors alike.