

**603, 2011 University Drive NW
Calgary, Alberta**

MLS # A2322841



\$299,900

Division:	University Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 791
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Elevator		

Inclusions: Portable A/C

Welcome to Laureate Place, located in the desirable community of University Heights. Whether you're looking for a great home or a smart investment opportunity, this fully renovated 2 bedroom, 2 bathroom, offers an amazing combination of location, comfort, and modern upgrades. This unit has been thoughtfully updated with a fresh coat of paint, doors and door frames, luxury vinyl plank flooring throughout, updated lighting fixtures, smart light switches, and many other improvements you'll appreciate. The open and functional layout features a bright living room with large windows that bring in plenty of natural light. The updated kitchen is a standout, featuring brand new cabinetry, an extended breakfast bar/counter space, a newly added pantry for extra storage, modern tile backsplash, stainless steel appliances (updated March 2021), and a built-in microwave. The spacious primary bedroom includes a private 3-piece ensuite bathroom with newer porcelain tile, updated vanity and countertop matching the kitchen, and a modern stand-up shower. The second bedroom is also a great size and perfect for guests, an office, or additional living space. The in-suite laundry area has also been upgraded with additional storage cabinets and countertop space, keeping everything organized and practical. Located close to the University of Calgary, shops, restaurants, transit, and major routes, this home offers convenience and a great lifestyle. A beautifully updated condo in a fantastic location.