

217, 335 Garry Crescent NE
Calgary, Alberta

MLS # A2324535



\$209,900

Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,023 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 879
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Other	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome home to this beautifully renovated second-floor corner unit, offering 2 bedrooms and 2 bathrooms. This well-maintained building has undergone extensive exterior renovations, including new windows, siding, patio doors, balcony railings, and privacy glass, providing added value and peace of mind. Step inside and immediately appreciate the bright, open layout and gorgeous modern finishes throughout. Wide-plank luxury vinyl flooring flows seamlessly from room to room, while the inviting living room is filled with natural light and features a striking shiplap feature wall, a mirrored accent wall, and a cozy fireplace for those cooler evenings. The beautifully updated kitchen is both stylish and functional, featuring white quartz countertops, newer appliances, a large composite sink, and a window overlooking the outdoors. The adjoining dining area is generously sized for family meals and entertaining, complete with a stunning marble feature wall that adds a touch of elegance. Retreat to the spacious primary suite, offering plenty of room for your bedroom furniture, a charming bay window, dual walk-through closets, and a beautifully renovated 4-piece ensuite, walk-in shower, and dual vanities. The second bedroom is also generously sized and is conveniently located across from the updated main 4-piece bathroom. Extensive interior updates include luxury vinyl plank flooring throughout, new trim and baseboards, modern lighting, renovated bathrooms and updated interior doors creating a truly move-in-ready home. Step outside onto the large east-facing balcony, the perfect place to enjoy your morning coffee or unwind at the end of the day. Enjoy the convenience of your own secure, assigned underground parking stall, perfect for the Calgary winters. Conveniently located close to shopping, restaurants, pubs, and everyday amenities, with quick

access to Deerfoot Trail, Stoney Trail, and downtown, this exceptional home offers the perfect blend of style, comfort, and convenience. Don't miss your opportunity to make it yours!