

206, 488 7 Avenue NE
Calgary, Alberta

MLS # A2336330



\$344,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,073 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Guest, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 937
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Shelving in Laundry Room, Shelving in Storage Room, Curtain Rods

Centrally located and spacious two bedroom, two full bath condo. At 1,073 sqft, this open floorplan with nine foot ceilings, has lots of light and room for everything. You'll notice the wide open living room with a cozy gas fireplace and west facing window as you come into the unit. The adjacent dining area gives two eating options - add a table for more formal dining or have meals at the long granite kitchen island. In the sizable kitchen, there's lots of room to cook, a built-in wine rack, and amazing storage space (so many cupboards). Just off the kitchen is the large West and North facing balcony which catches the afternoon/evening sunshine and has a gas BBQ line. The orientation of this unit also means it doesn't get too hot in the summer (with the air conditioned building common areas lending an assist). Both bedrooms are generously sized with great closet space. The primary bedroom boasts a walk-in closet and a full four piece bathroom. The second bedroom is just across from the roomy second full four piece bathroom. This condo's smart design includes storage in the unit's laundry room, two linen closets PLUS a separate storage locker on the same floor just around the corner from the unit entrance (no dusty parkade storage locker to contend with). Tucked away in the most southern section of friendly Renfrew, you also get the convenience of walkability to the vibrant nearby food scene, green spaces, the river, and downtown.