

**103, 4718 Stanley Road SW**  
**Calgary, Alberta**

**MLS # A2346756**



**\$349,000**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Elbroya                              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit          |               |                   |
| <b>Size:</b>     | 996 sq.ft.                           | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 2                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Underground |               |                   |
| <b>Lot Size:</b> | -                                    |               |                   |
| <b>Lot Feat:</b> | -                                    |               |                   |

|                    |                                                                                                     |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas                                                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                   | <b>Condo Fee:</b> | \$ 363 |
| <b>Basement:</b>   | -                                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

**LOW CONDO FEES ONLY \$363 A MONTH | SELF-MANAGED | CORNER UNIT, WITH A MASSIVE 8'x16' PATIO** Rare ground-floor corner unit with a townhouse feel &mdash; 2 beds, 2 baths, nearly 1,000 sq ft under soaring 9' ceilings. Fully renovated in 2021: new flooring, paint, trim, lighting, and a refreshed fireplace, plus quartz counters throughout and sleek gunmetal Samsung appliances. Bright living room with a real stone fireplace; primary suite features a 4-pc ensuite and walk-in closet. Enjoy your private, east-facing brick terrace &mdash; perfect for morning coffee and plants. Includes in-suite laundry, heated underground parking, and ample visitor/street parking. Steps to the Saddledome, 17th Ave, and LRT; minutes to Chinook Mall, Movement gym, and major routes. Incredible value in a well-run, close-knit building &mdash; don't miss it!