

301, 1905 Centre Street NW
Calgary, Alberta**MLS # A2351381****\$267,500**

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 552
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (PRE 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

BRIGHT & SPACIOUS CORNER UNIT WITH OVER 915 SQ. FT.! Discover exceptional value, privacy, and abundant natural light in this spacious 2-bedroom, 2-bathroom corner unit condo with a large private balcony. Oversized south- and east-facing windows fill the generous living room with natural light, complemented by a cozy gas fireplace, comfortable in-floor heating, and direct access to the corner balcony. The two bedrooms are thoughtfully separated for added privacy, with a 4-piece ensuite in the primary bedroom and a second full 4-piece bathroom conveniently located beside the other bedroom. Enjoy a well-appointed kitchen with ample cabinetry and counter space, in-suite laundry, additional storage, and underground parking. Conveniently located just steps from 16 Avenue, public transit, grocery stores, and the Italian Market, with quick access to Deerfoot Trail and only a 5-minute drive to downtown. A fantastic opportunity—don't miss it!