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103, 431 1 Avenue NE
Calgary, Alberta

MLS # A2356627

$220,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	**Age:**	1982 (44 yrs old)
Beds:	2	**Baths:**	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 633
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan		

Inclusions: None

Step into this bright 2-bedroom, 1-bath condo in Crescent Heights, just minutes from downtown and the Bow River pathways. The open living and dining area gives you room to relax, host friends or set up a work-from-home corner. The kitchen has newer appliances, and the in-suite laundry includes a washer and dryer, so there's no sharing machines. Both bedrooms are a good size, and the 4-piece bathroom is right between them. In summer, enjoy your morning coffee on the patio, walk or bike the river pathways, and head out to nearby restaurants and patios in the evening. In winter, you'll love having your own titled stall in the heated underground parkade, so there's no scraping ice off the car. The condo fee covers heat and water, which keeps your monthly costs predictable all year. Pets are welcome with board approval. It's a great fit for a first-time buyer, a downtown professional or an investor. It's vacant and ready for immediate possession!

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