



GRASSROOTS
REALTY GROUP

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304, 626 2 Avenue NE
Calgary, Alberta

MLS # A2318726



\$234,500

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	797 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Vinyl Plank
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 523
LLD:	-
Zoning:	M-CG d111
Utilities:	-

Inclusions: NA

Welcome to this beautifully maintained and tastefully updated 3rd-floor, east-facing condominium unit , offering exceptional value for first-time home buyers, downsizers, and investors a like Ideally situated in a convenient location with easy access to downtown and close proximity to shopping, schools, parks, public transit, and other essential amenities, this home combines comfort and convenience. The bright and inviting floor plan features a spacious living area, a functional kitchen with an adjoining dining space, two generously sized bedrooms, and a full bathroom. The east-facing exposure allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout the home Pride of ownership is evident in this well-maintained unit, making it move-in ready for its next owner. Whether you are entering the real estate market or adding to your investment portfolio, this property presents an excellent opportunity. Don't miss your chance to own this charming condo in a desirable location. Schedule your private viewing today!