



GRASSROOTS
REALTY GROUP

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512, 1507 Centre A Street NE
Calgary, Alberta

MLS # A2319290



\$295,000

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Madison Court in the desirable community of Crescent Heights. This well-maintained 2-bedroom, 2-bathroom condo offers 745 sq. ft. of comfortable living space in an exceptionally convenient location. Just steps from Centre Street and 16 Avenue NW, you'll enjoy easy access to shopping, dining, grocery stores, professional services, and public transit, with downtown Calgary only minutes away. The functional open-concept layout features 9-foot ceilings, updated luxury vinyl plank flooring throughout the main living areas and bedrooms, along with ceramic tile in the kitchen and bathrooms. With no carpet to worry about, this home offers a clean, low-maintenance living environment that's easy to care for. The kitchen provides ample cabinet and counter space along with a dedicated eat-in dining area, creating a practical setup for everyday living. The spacious living room is centered around a cozy gas fireplace and offers direct access to the private west-facing balcony, perfect for enjoying afternoon sun. The primary bedroom includes a walk-in closet and a private 4-piece ensuite. A second bedroom and additional 4-piece bathroom provide flexibility for guests, family members, or a home office. Convenient in-suite laundry is located within the main bathroom and includes additional storage space. This unit comes complete with a titled underground parking stall, visitor parking, and access to the building's fitness facility. Multiple bus routes (#3, 300, 301, 109, 62, 64, and more) are available just steps from the building, providing convenient access throughout the city. Nearby parks, pathways, shopping districts along Centre Street and Edmonton Trail, and quick connections to Deerfoot Trail and Highway 1 make this an excellent location for both daily living and commuting. Whether you are a first-time buyer, investor, or downsizing into a

low-maintenance home, this is a fantastic opportunity to own in a well-managed building in one of Calgary's most central and established communities.