



502, 5660 23 Avenue NE  
Calgary, Alberta

MLS # A2319482



**\$309,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, High Ceilings		

**Inclusions:** Dining room cabinet and corner cabinet

This property is in an ideal location! It's corner unit with the only DOUBLE garage available in the area. The layout of the unit is thoughtfully planned. There is a bedroom on the main level with a two piece en suite that also features patio doors leading to a private deck. The kitchen has ample cupboard space with the dining room close by. Living room is large and has a raised ceiling to the loft above that leads to patio doors accessing the back deck and massive green space. Upstairs is the loft area with a second primary bedroom that has a cheater door to the four piece bathroom. This condo has so much potential and needs a committed buyer to complete some well needed updates. Walking distance to all amenities around including village Square leisure center, schools, shopping, restaurants, bus, stop, parks, etc..