



GRASSROOTS
REALTY GROUP

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201, 626 2 Avenue NE
Calgary, Alberta

MLS # A2319877



\$220,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Tar/Gravel
Basement:	None
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 500
LLD:	-
Zoning:	M-CG d111
Utilities:	-

Inclusions: Shelving unit, Light fixtures

Welcome to Braemar Manor, ideally located in the heart of vibrant Bridgeland. This bright level two bedroom home offers an exceptional opportunity for a first time buyer or investor seeking an affordable property in one of Calgary's most desirable inner city communities. Freshly painted and beautifully maintained, the unit feels clean, bright and move in ready. The functional layout includes a welcoming living space, two comfortable bedrooms, a well designed four piece bathroom, in suite laundry and a bright kitchen with new appliances. An assigned parking stall and separate storage locker provide additional convenience, while the reasonable condominium fees make this an especially appealing opportunity. Tucked into a quiet, tree lined cul de sac, you are within walking distance of downtown, the Bow River pathways and Bridgeland's wonderful collection of cafés, restaurants and local shops. Parks, playgrounds, schools and transit are also close by, offering all the benefits of an established community with outstanding access to the city. A bright, thoughtfully cared for home in a fabulous central location, with exceptional value for both homeowners and investors.