

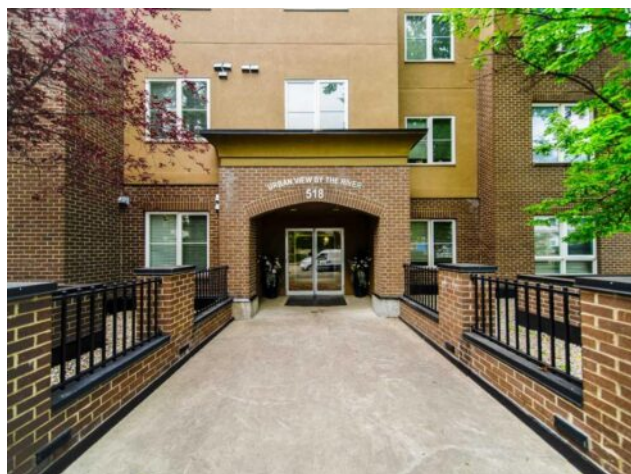


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

208, 518 33 Street NW
Calgary, Alberta

MLS # A2327945



\$374,900

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	725 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Key Fobs		

Bright and stylish 1-bedroom plus den condo in Parkdale, perfectly positioned for University of Calgary students and medical professionals wanting quick access to Foothills Medical Centre and the Alberta Children's Hospital. This 2nd-floor unit is set on a really nice, quiet street lined with mature trees and well-kept homes, enhancing the sense of community and curb appeal. Inside, the open kitchen flows into the living and dining areas, creating a bright, social space that's easy to furnish and ideal for entertaining, while a cozy fireplace anchors the living room, adding warmth and character for quiet nights in. The large primary bedroom offers direct access to a 4-piece ensuite bath plus a convenient walkthrough closet. The separate den provides flexible options, perfect as a home office, study space or guest area. You'll love the inviting balcony space, offering a comfortable outdoor area for morning coffee, studying, or unwinding at the end of the day. Everyday living is made simple with in-suite laundry, a titled parking stall and a dedicated storage unit for bikes, gear and seasonal items. Set in an executive-style building with bike storage and a car wash bay, this home is designed for busy urban lifestyles, and the prime inner-city location offers easy access to river walking and cycling paths, a quick commute to downtown, close proximity to Kensington's cafes and restaurants, and straightforward routes out of town for mountain getaways.