



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

156, 1415 Centre A Street NE
Calgary, Alberta

MLS # A2332608



\$278,888

Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	657 sq.ft.	Age:	1999 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Insulated, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Landscaped, No Back Lane, Private, Street Lighting		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 345
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Slab	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	None		

This is a bright, end-unit bungalow townhouse in a prime inner-city location. This one-bedroom, one-bath home features a spacious open floor plan with lots of natural light, an open kitchen, dining area, and cozy living room with gas fireplace. Primary bedroom includes a walk-in closet and four-piece ensuite, plus a convenient two-piece bath rough-in in the storage area. Enjoy your private backyard and patio, in-suite laundry and storage, and laminate flooring. This unit comes with a brand new dishwasher and all major appliances. Included is a heated, titled underground parking stall, on a quiet street just one block from Center Street, with quick access to downtown, transit, and shopping. A fantastic opportunity for comfortable inner-city living. Pet friendly building with board approval. Up to two pets not over 20 Kilograms.