



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

301, 1905 Centre Street NW
Calgary, Alberta

MLS # A2335806



\$299,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 552
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

SUN-FILLED CORNER UNIT WITH OVER 915 SQ. FT.! Spacious 2-bedroom, 2-bathroom corner condo and large balcony offering exceptional value, privacy, and abundant natural light. South and east-facing oversized windows brighten the large living room, featuring a cozy gas fireplace and access to a private corner balcony. The two bedrooms are thoughtfully separated for privacy, with a 4-piece ensuite in the primary bedroom and another 4pcs full bathroom beside the second bedroom. Enjoy a well-appointed kitchen with plenty of cabinets and counter space, in-suite laundry, extra storage, and underground parking. Steps to 16 Avenue, transit, groceries, the Italian Market and quick access to highway #2 and 5 mins drive to downtown. A fantastic opportunity—don't miss it!