



GRASSROOTS
REALTY GROUP

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502, 5660 23 Avenue NE
Calgary, Alberta

MLS # A2342844

\$309,900

Division:	Pineridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Treed		

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

Inclusions: Dishwasher (not connected), Wooden dining room cabinet, 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, fridge and stove are a year old. Enjoy family dinners with the dining room close by. Living room is large with soaring ceilings open to the loft above. Patio doors plus a huge window let in so much natural light. Enjoy the private back deck and the massive green space. Upstairs is the loft area, open to below. Also with a second primary bedroom that has a cheater door to the four piece bathroom. This condo has been updated with new paint plus the ceilings sprayed, new carpet and new backsplash in the kitchen. Walking distance to all amenities around including Village Square leisure center, Lester B Pearson high school, shopping, restaurants, bus, stop, parks, etc.