

101, 701 3 Avenue NW  
Calgary, Alberta

MLS # A2241557



# \$195,000

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	476 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 362
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home		

**Inclusions:** Built in desk in 2nd bedroom, Any furniture can be included if buyer wants

Cozy, FUNCTIONAL and charming! This 2 BEDROOM, 1 bathroom home is well laid out and feels very SPACIOUS. With many RENOVATIONS including engineered HARDWOOD floors, NEW bathroom, NEW kitchen, fixtures, paint and ALL APPLIANCES are less than 1 year old. The primary bedroom is GENEROUS in size and the second bedroom is currently used as an office which the seller could easily remove the built-in desk to make room for a twin bed. Lots of ATTENTION TO DETAILS with some PINE WOOD ceilings, SPECIAL living room, wood wall feature and BUILT-IN shelving. Apartment sized WASHER is included IN-SUITE with a coin-op washer & dryer conveniently located across the hall. There is off street, unassigned PARKING with a possible indoor stall priced at an extra cost when available. LOW CONDO FEES and the seller is willing to INCLUDE ANY OR ALL FURNITURE if the buyer choses.