

104, 335 Garry Crescent NE  
Calgary, Alberta

MLS # A2263923

**\$178,888**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Greenview                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 679 sq.ft.                         | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                       |                   |        |
|--------------------|---------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                     | <b>Condo Fee:</b> | \$ 574 |
| <b>Basement:</b>   | -                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding , Vinyl Siding | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Pantry                                |                   |        |

**Inclusions:** None

Welcome to Landmark Gardens, located in the heart of Greenview with easy access to nearby shopping, parks, and major roadways. This 1 bedroom, 1 bathroom ground floor unit has had the kitchen and bathroom updated and is move in ready for you to enjoy. Enjoy not having to shovel or plug in your vehicle with the assigned underground parking. The building exterior was upgraded in 2019 with new vinyl siding, windows and sliding doors. The condo fees include heat, water/sewage, and garbage disposal. This property is ready for viewing, with a quick possession available.