

118, 1409 Centre A Street NE
Calgary, Alberta

MLS # A2276257



\$434,900

Division: Crescent Heights

Type: Residential/Other

Style: 2 Storey

Size: 1,368 sq.ft. **Age:** 2000 (26 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Heated Garage, Underground

Lot Size: -

Lot Feat: See Remarks

Heating: Baseboard, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Cork

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 751

Basement: None

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: None

Ultimate inner city location; vibrant, walkable and accessible offering a great urban vibe with easy access to paths and transit. Living is easy in this well rounded, over 1350 sq.ft., 2 bedroom, 3 bath home with a large, airy flex room. Open concept, spacious living room with gas fireplace, dining room which can easily host large gatherings and kitchen with a convenient walk-in pantry and breakfast bar. Upstairs is equally well-designed with a primary bedroom, walk-in closet and ensuite bath. The generous second bedroom also includes a walk-in closet while the expansive open loft/flex space is perfect for a gym, home office or additional living area. You will appreciate the full size laundry and oodles of insuite storage, and the rare bonus of TWO underground heated parking stalls. Residents also enjoy access to a low-maintenance courtyard—an inviting amenity space to relax and unwind. A very special opportunity situated within a 5 minute walk to Rotary Park, Lawn bowling, Tennis Courts, Splash Park, Mini Art Galleries plus a 10 minute walk to downtown, the Bow River pathway, Prince's Island and St Patrick's Island.