

205, 626 2 Avenue NE  
Calgary, Alberta

MLS # A2279171



**\$225,000**

**Division:** Bridgeland/Riverside

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 793 sq.ft. **Age:** 1977 (49 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 509

**LLD:** -

**Zoning:** M-CG d111

**Utilities:** -

**Heating:** Baseboard

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Brick, Composite Siding, Wood Frame

**Foundation:** -

**Features:** Ceiling Fan(s)

**Inclusions:** NA

Fantastic opportunity for first time buyers or a great investment opportunity! A west facing 2-bedroom condo in the desirable community of Bridgeland. The spacious entrance leads to the galley kitchen with upgraded appliances and lots of counter space. A formal dining area looks over the living room with sliding doors to the private balcony. The 2 bedrooms, a renovated 4pc bathroom and in-suite laundry complete the space. The Surface parking stall #15 is right next to the rear entry door and there is a separate storage locker (#205). This complex is walking distance to downtown, zoo parks, grocery stores, convenience stores and public transportation. Don't miss this opportunity and call for your viewing today!