

**604, 2011 University Drive NW
Calgary, Alberta**

MLS # A2286573



\$285,000

Division:	University Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 783
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Laureate! Don't miss this outstanding opportunity to own in one of NW Calgary's most connected & convenient locations. Just steps from the University of Calgary, McMahon Stadium & Foothills Medical Centre, this bright & well-maintained 2-bedroom, 2-bathroom condo offers over 930 sq ft of functional living space in a solid concrete building;ideal for homeowners, students, or investors alike. Situated on the 6th floor, this east-facing unit enjoys morning sun & open views from the covered balcony overlooking Foothills Athletic Park & McMahon Stadium. The elevation is high enough to significantly reduce traffic noise while still keeping you connected to the energy of the area. Inside, the layout is both practical & inviting, featuring ceramic tile & luxury vinyl tile flooring (2023), most walls freshly painted (2023), & recently painted kitchen cabinetry (2023). The kitchen has been thoughtfully opened up by removing overhead cabinets above the sink, creating a brighter, more seamless flow between the kitchen & dining area. Stainless steel appliances, breakfast bar seating, generous pantry storage & space for a full dining table make this a flexible & functional space for everyday living or entertaining. The large, sunny living room opens directly to the balcony through patio doors, extending your living space outdoors. The primary bedroom includes a great walk-in closet & private 4-piece ensuite, while the second bedroom is generously sized, also has a large closet & is located near the additional full 4-piece bathroom;perfect for guests, roommates, or a home office. Added conveniences include stacked laundry, a dedicated in-unit storage room, large closets, & garbage/recycling just down the hall on the 6th floor. This well-managed concrete building is quiet, offers two elevators, an updated & spacious lobby, secure

FOB entry, & visitor parking. Unit 604 includes an assigned parking stall in the heated, enclosed parkade—an invaluable feature during Calgary winters. The location truly sets this property apart. Walk to campus, catch a game or concert, or commute with ease thanks to immediate access to transit & major routes including Crowchild Trail, Trans-Canada Highway & Memorial Drive. You're minutes from SAIT, Market Mall, Brentwood Shopping Centre, Kensington, Bow River Pathway, Confederation Park & Nose Hill Park. Downtown & 17 Ave SW are just a 15-minute drive, & you can be in the mountains in under 90 minutes. Whether you're attending U of C, looking for a turnkey move-in ready home, or searching for a strong rental property in a high-demand location, this clean, updated unit offers exceptional value in the heart of the city. Book your showing today!