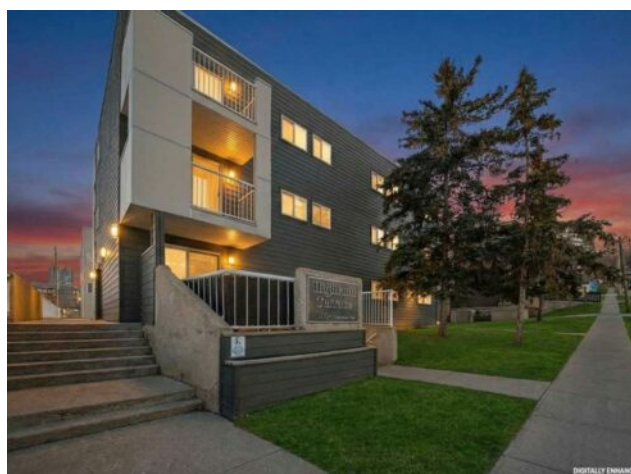


303, 431 1 Avenue NE
Calgary, Alberta

MLS # A2287645



\$199,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	698 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: none

LOCATION ,LOCATION ,LOCATION. 2 BEDROOM ONE BATH ,BRIGHT AND CLEAN APARTMENT OFFERS COMFORT AND CONVENIENCE IN ONE OF CALGARY'S MOST DESIRABLE INNER CITY COMMUNITIES, CRESCENT HEIGHTS. INSUITE LAUNDRY.BOTH BEDROOMS ARE GOOD SIZE. COMES WITH ASSIGNED HEATED PARKING. JUST MINUTES TO DOWNTOWN,TRENDY SHOPS,CAFES AND TRANSIT,CLOSE PROXIMITY TO SEVERAL PARKS AND PATHWAYS, INCLUDING SOME ALONG THE RIVER AND VIEWS.PERFECT FOR STUDENTS OR FIRST TIME BUYERS,CLOSE TO SAIT AND UNIVERASITY OF CALGARY.VERY GOOD INVESTMENT PROPERTY.PLEASE GIVE 24 HOURS NOTICE FOR SHOWINGS AS IT IS TENANT OCCUPIED.