

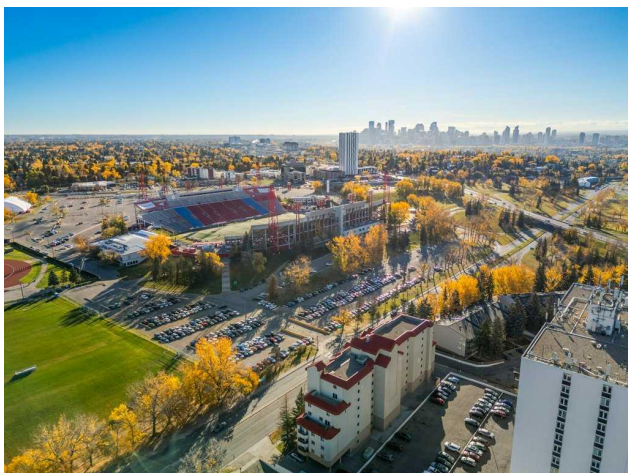


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2011 UNIVERSITY Drive #401, Calgary T2N 4T4**

MLS® #: **A2171931**      Area: **University Heights**      Listing Date: **10/15/24**      List Price: **\$289,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 15-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1991**

Finished Floor Area

Abv Sqft: **871**  
 Low Sqft:  
 Ttl Sqft: **871**

DOM

**36**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete, Stucco**  
 Flooring: **Carpet, Tile**  
 Water Source:  
 Fnd/Bsm:

Kitchen Appl: **Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **High Ceilings, Pantry**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 8`2"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>22`5" x 12`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`9" x 11`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`2" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 10`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`3" x 6`4"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$694

Fee Simple

M-H2

Fee Freq:

Monthly

Legal Desc: 9012444

Remarks

Pub Rmks: **A wonderful investment opportunity just minutes from the University of Calgary! This bright 2 bedroom + 2 bathroom corner condo is unique in its placement in the complex as it shares no side walls and has no neighbours above. With the desirable southeast exposure, you look out to McMahon stadium and have access to the sunny south balcony. A space flooded with natural light will appeal to anyone looking for their first home or those potential rental clients. Wood flooring throughout, fun feature walls and joint living + entertaining spaces create an inviting environment. Reap the benefits of a Bosch dishwasher in the kitchen, convenient pass through to the dining area and well positioned pantry. Retreat to the either spacious bedroom knowing that each one has its own allocated bathroom - a perfect situation for roommates or maximizing your rental potential. This unit comes with in-suite laundry along with an underground parking stall. While being mere steps to the University campus and football stadium, you are also close proximity to grocery, c-train, restaurants, coffee shops, Foothills hospital and 16th Ave to head out for a weekend getaway to the mountains. Life is busy - this is your chance to live close to all daily amenities.**

Inclusions: None  
Property Listed By: CIR Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



