

2011 UNIVERSITY Drive #505, Calgary T2N 4T4

MLS®#: **A2180044** Area: **University Heights** Listing Date: **11/19/24** List Price: **\$289,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **919**
 Low Sqft:
 Ttl Sqft: **919**

DOM
2
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Playground**
 Construction: **Concrete,Stucco**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Soaking Tub,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`0"	4pc Ensuite bath	Main	4`11" x 7`11"
Balcony	Main	11`4" x 5`8"	Bedroom	Main	9`0" x 12`5"
Dining Room	Main	8`0" x 8`10"	Foyer	Main	7`3" x 4`0"
Kitchen	Main	8`0" x 8`7"	Laundry	Main	6`7" x 6`5"
Living Room	Main	11`3" x 18`8"	Bedroom - Primary	Main	10`6" x 16`4"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$747

Fee Simple

M-H2

Fee Freq:

Monthly

Legal Desc: 9012444

Remarks

Pub Rmks: **Prime location! 5 minutes walk to University of Calgary. Close to the C-Train station, Foothills Hospital, Children hospital, Sait, Market Mall, Landmark Cinemas, McMahon Stadium and is 10 minutes drive to downtown. Public transportation is at the front of the building. This unit is located on the 5th floor of the concrete building. Over 900 sq. ft. this home offers a large living room with patio door leading to a private balcony with views of McMahon Stadium, Foothills athletic park & downtown skyline view. A galley kitchen with full package of appliances. Spacious 2 bedrooms with walk in closets. Master bedroom has a 4 pc ensuite. In suite laundry room with storage area. Heated underground parking stall (15). \$0.81/ sq ft of condo fee includes sewer, water, heat, trash, professional management, insurance, underground parking, exterior maintenance and reserve fund contribution. The building has a healthy reserve fund asset. Vacant for quick possession.**

Inclusions: N/A
Property Listed By: Grand Realty

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







