

780-380-6207
meghan@meghanrobinson.net

101, 647 1 Avenue NE
Calgary, Alberta

MLS # A2227512



\$260,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 685
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-2 f4.0h22
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome home to your modern updated Inner-City 2-Bed/1-Bath Main Level corner-unit condo, with underground parking, and a large quiet north facing patio in the desirable community of Bridgeland! As you enter this tastefully renovated home you're greeted with Luxury Vinyl Plank throughout, an IN-SUITE laundry room with extra storage, a fully equipped kitchen with quartz countertops, stainless steel stove & hoodfan + white fridge & dishwasher, that is finished with an elegant subway tile backsplash. The large open concept living room with ample space that allows for your personal furnishing touches and design, leads you the large covered patio where you can enjoy morning coffees and entertain guests. The home is completed with 2-large rooms (master with walk-in closet), and a 3-pc modern bathroom oasis with a waterfall shower with tile to ceiling, tile floors, and large mirror that lights up (choice of colors), and warms for antifog. This spectacular condo is a short walk to downtown (for those who enjoy walking to work), the LRT, Murdoch Park, Bridgeland Community Association, Community Garden, Bow River, Lukes, Phil and Sebastian for your morning coffee, Village Ice Cream for those hot summer days, Bridgeland market for your daily groceries, and all the amenities Bridgeland's has to offer. Just move in and enjoy your new Inner-City Bridgeland Lifestyle. And did I mention this is a Pet friendly building with board approval for Cats & Dogs up to a Max of 2. View this home today, before it's gone!!!