

## 2611 1 Avenue Calgary Alberta

\$289,900

Perfectly located just steps to picturesque Bow River pathways, this lovely top floor 2 bedroom condo presents a spacious living room with fireplace & built-in shelves, casual dining area & kitchen tastefully finished with cherry stained oak cabinets, tile counter tops & stainless steel appliances. Both bedrooms are a good size with ample closet space. Further features include in-suite laundry with full size washer & dryer, a storage room (great for a pantry), private balcony overlooking the tree-lined street, one assigned parking stall with storage attached plus bike storage in the underground parkade. The location can't be beat - steps to scenic Bow River pathways & close to Edworthy Park, Foothills & Children's Hospitals, U of C, schools, shopping, public transit & easy access to Crowchild Trail. Immediate possession is available! (id:6769)

Kitchen 9.00 Ft x 7.67 Ft Dining room 9.50 Ft x 7.58 Ft Living room  $16.25 \, \text{Ft} \times 9.92 \, \text{Ft}$ **Foyer** 5.83 Ft x 5.00 Ft

Laundry room 5.50 Ft x 3.00 Ft Primary Bedroom 10.25 Ft x 10.00 Ft Bedroom 12.42 Ft  $\times$  7.67 Ft 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by: RE/MAX Real Estate (Central)

http://www.tanyaeklundgroup.ca/



## Mirror

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