

## 431 1 Avenue Calgary Alberta

\$219,900

Live walking distance to downtown and River, Great opportunity for an investor or owner to purchase this 2 bedroom condo in quite area but close to restaurants and entertainment at a great price. Very practical floor plan with ample living and dining area, 2 bedrooms and an in-suite laundry room is possible otherwise use it as storage. Unit is perfect size for a small family. Unit is clean and recently painted. (id:6769)

Primary Bedroom 11.83 Ft  $\times$  9.00 Ft Bedroom 9.50 Ft  $\times$  7.58 Ft Living room 12.75 Ft  $\times$  9.75 Ft Kitchen 7.92 Ft  $\times$  6.42 Ft Dining room 10.08 Ft  $\times$  7.83 Ft Foyer 9.92 Ft  $\times$  3.17 Ft Laundry room 6.92 Ft  $\times$  5.00 Ft 4pc Bathroom 7.33 Ft  $\times$  4.92 Ft Other 16.08 Ft  $\times$  15.08 Ft Listing Presented By:





## Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267 arobinson@cirrealty.ca