



# 626 2 Avenue Calgary Alberta

\$230,000

Welcome to Braemar Manor in the heart of Bridgeland! This basement unit offers a galley kitchen, two spacious bedrooms, a well-designed bathroom, and the convenience of in-suite laundry. It comes with an assigned parking stall, a secure bike storage area, and a storage locker for any extra belongings. Nestled in a quiet, tree-lined cul-de-sac, this fantastic inner-city location is close to the Bow River and downtown, with easy access to bike paths, shopping, trendy shops, restaurants, and much more. This would be a great condo for young professionals or real estate investor looking for an affordable cashflowing condo. \*The unit does need some TLC\* (id:6769)

Primary Bedroom 14.42 Ft x 9.92 Ft

Bedroom 14.42 Ft x 8.00 Ft

Living room 14.83 Ft x 9.83 Ft

Dining room 11.92 Ft x 10.08 Ft

Kitchen 8.83 Ft x 9.50 Ft

4pc Bathroom 7.75 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://calgaryreihub.com/>



See

**Mirror**

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

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