



345 4 Avenue 103 Calgary AB

\$179,700

STOP LOOKING! HERE IT IS! CURRENTLY THE ONLY 900+ sq. ft. UNIT IN A CONCRETE BUILDING WITH INDOOR PARKING IN THE INNER CITY UNDER 180K! BRING YOUR OFFER! THIS HOME IS AFFORDABLE! Yes the condo fee seems high compared to other properties. Work budget backwards instead of focusing on the fees. It will probably work for you. Look at what you are getting. Many properties are 0.72 to 0.77 per square foot for fees. Your home here will only be 0.65 per sq. ft. Seller will subsidize your first year of fees to make the transition easier for you. Make it happen today before this opportunity is gone! A Perfect fit. Excellent Concrete building is very quiet with underground parking & storage. The updated open concept kitchen is designed for those who enjoy cooking & entertaining at the same time. Entertainment sized living room accommodates traditional furnishings. Your covered patio will be a cool shady retreat on hot summer afternoons. Large Master bedroom - plenty of space for sleep, storage & play. Call now!



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