



2011 University Drive Calgary Alberta

\$299,900

Prime location! 5 minutes walk to University of Calgary. Close to the C-Train station, Foothills Hospital, Children hospital, Sait, Market Mall, Landmark Cinemas, McMahon Stadium and is 10 minutes drive to downtown. Public transportation is at the front of the building. This unit is located on the 5th floor of the concrete building. Over 900 sq. ft. this home offers a large living room with patio door leading to a private balcony with views of McMahon Stadium, Foothills athletic park & downtown skyline view. A galley kitchen with full package of appliances. Spacious 2 bedrooms with walk in closets. Master bedroom has a 4 pc ensuite. In suite laundry room with storage area. Heated underground parking stall (15). \$0.81/ sq ft of condo fee includes sewer, water, heat, trash, professional management, insurance, underground parking, exterior maintenance and reserve fund contribution. The building has a healthy reserve fund asset. Tenant occupied, moving out at the end of September, 2024. Need at least 24 hours notice for viewing. (id:6769)

4pc Bathroom 4.92 Ft x 8.00 Ft
4pc Bathroom 4.92 Ft x 7.92 Ft
Other 11.33 Ft x 5.67 Ft
Bedroom 9.00 Ft x 12.42 Ft
Dining room 8.00 Ft x 8.83 Ft

Foyer 7.25 Ft x 4.00 Ft
Kitchen 8.00 Ft x 8.58 Ft
Laundry room 6.58 Ft x 6.42 Ft
Living room 11.25 Ft x 18.67 Ft
Primary Bedroom 10.50 Ft x 16.33 Ft

Listing Presented By:



Originally Listed by:
Grand Realty

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net