



## 6464 Travois Crescent Calgary Alberta

\$240,000

## Perfect for First-Time Buyers and Savvy Investors! Why keep paying rent to your landlord when you can own this affordable and charming apartment? Or, invest in a property that generates positive cash flow! Located in the desirable Thorncliffe area, this top-floor unit offers 2 spacious bedrooms and 1 full bathroom, perfect for anyone looking to start their homeownership journey or expand their investment portfolio. Situated on a quiet street, the apartment boasts a functional open floor plan with a large vinyl window in the living room, flooding the space with natural light. The two spacious bedrooms feature ample closet space, ensuring plenty of storage. A 4-piece bathroom and a large storage room add to the unit's practicality. Conveniently located, this unit is within walking distance to reputable junior and senior high schools, as well as local amenities like Superstore, McDonald's, Starbucks, and Beddington Mall. Public transportation, Thornhill Public Library, and the Thornhill Aquatic & Recreation Centre are also nearby. With easy access to Deerfoot Trail and 14 Street, commuting is a breeze. The property includes a designated parking stall and visitor parking. Don't miss out on this incredible opportunity. Come and see this unit for yourself - it could be the perfect home or investment you've been looking for! (id:6769)

4pc Bathroom 8.33 Ft x 5.08 Ft

Bedroom 13.08 Ft x 9.25 Ft

Dining room 7.42 Ft x 8.25 Ft

Kitchen 7.17 Ft x 7.42 Ft

Living room 16.67 Ft x 13.08 Ft

Primary Bedroom 13.17 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**

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

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

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