



## 1727 54 Street S.E. Calgary Alberta

\$190,000

HURRY...HURRY...HURRY..... VERY WELL MAINTAIN CONDO UNIT WITH AN OPPORTUNITY TO GET BEST DEAL FOR FIRST TIME BUYER OR SAVVY INVESTOR. THIS UNIT LOCATED ON 3rd FLOOR LOOKING TO 17TH(INTERNATIONAL) AVENUE FORM BALCONY. CORNER UNIT TO ENJOY THE BEST VIEW EVER FROM BALCONY. A WELL-MAINTAINED UNIT CONSISTING OF 1 BEDROOM, 1 BATH, A SPACIOUS LIVING AREA COMBINED WITH THE KITCHEN AND 1 HEATED TITLED UNDERGROUND PARKING STALL.THIS BEAUTIFUL CONDO HAS BEEN RENOVATED WITH A NEW LAMINATED FLOOR, NEW DISHWASHER (2023), NEW PAINT THROUGH OUT (DEC. 2022). AS YOU ENTER INTO CONDO, ON YOUR RIGHT YOU ARE GREETED BY A KITCHEN WITH NICE CABINETS AND RAISED BREAKFAST BAR, AS YOU MOVE PAST, THE OPEN LIVING SPACE WELCOMES YOU INTO A COZY ENVIRONMENT CONSISTING OF A FIREPLACE AND A LARGE PATIO DOOR LEADING TO THE BALCONY LOOKING INTO THE INTERNATIONAL ANVENUE. SPACIOUS BEDROOM WITH WALK-IN CLOSET WITH CHEAT DOOR WHICH LEADS TO 4PC ENSUITE. IN-SUITE LAUNDRY ROOM WITH STORAGE. CONDO FEE NCLUDES ALL UTILITIES EXCEPT ELECTRICITY. CONDO FEE INCLUDES ONLY MAINTAENANCE AND REPAIR OF THE COMMON AREAS. ANY INUNIT REPAIRS ARE NOT COVERD BY CONDO FEE. PETS ARE ALLOWED UPON BOARD APPROVAL. PROPERTY IS JUST MINUTES FROM DOWNTOWN CALGARY, HIGHWAY 1 DEERFOOT TRAIL AND STONEY TRAIL. SURROUNDED BY MANY SHOPPING COMPLEXES. CLOSE TO SCHOOLS, RESTAURANTS, TRANSIT AND OTHER AMENITIES. CONDO BUILDING ALSO HOSTS VARIOUS BUSINESS SUCH AS KUMON, A BARBER SHOP, PHARMACY, DAY CARE AND MORE. EXCELLENT REVENUE PROPERTY TO OWN. CALL YOUR FAVORITE REALTOR FOR A PRIVATE VIEWING TODAY AS THIS WON'T LAST LONG! (id:6769)

Bedroom 16.50 Ft x 11.42 Ft

4pc Bathroom 9.00 Ft x 7.33 Ft

Kitchen 9.17 Ft x 8.00 Ft

Foyer 7.67 Ft x 7.42 Ft

Living room 16.42 Ft x 12.08 Ft

Listing Presented By:



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eXp Realty



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