



1727 54 Street Calgary Alberta

\$209,900

INVESTOR AND FIRST-TIME BUYER ALERT. This unit is perfect. 1 BDRM, 1 BATH, INSUITE LAUNDRY, WITH ITS OWN LARGE 2ND FLOOR PATIO WITH GARDEN PLANTERS AND PRIVACY! TITLED PARKING UNDERGROUND AND SECURE, AND BIKE STORAGE UNDERGROUND. LOTS OF VISITOR PARKING UNDERGROUND AS WELL, 12 IN TOTAL. NO PET OR SMOKING RESTRICTIONS. ALL OF THIS IS A REALLY NICE BUILDING, nestled into a quiet neighbourhood, close to everything. Well kept and well run, with secure dial in entry, SECURITY CAMERAS, BEAUTIFUL SITTING AREA ON THE SECOND FLOOR AND ADDITIONAL PRIVATE COURTYARD ON THE SECOND FLOOR WITH GREENERY AND BBQ'S AND FREE PROPANE TO FOR OWNERS TO BBQ AND VISIT. The unit itself is an open-concept design, a really functional, modern kitchen with a breakfast bar to seat 2 at least. ELECTRIC fireplace, sliding door to the patio, in-suite laundry, a nice sized bdrm with his and her closets, and a bathroom that's a cheater ensuite. Well run with over \$500,000 in reserves. Transportation is a breeze: 1# bus to downtown, 23# bus goes up 52nd, close to East Hills shopping center, Costco, Walmart, Cineplex, walking distance to Elliston Park, Bob Bahan swimming pool, Public Library, Sobeys, Lucky Supermarket, Day Care and Kumon after school on the main floor of the building. Don't miss this, it's a rare find. (id:6769)

Other 4.83 Ft x 4.58 Ft

Kitchen 8.92 Ft x 8.67 Ft

4pc Bathroom 8.75 Ft x 7.25 Ft

Laundry room 6.33 Ft x 4.58 Ft

Primary Bedroom 12.08 Ft x 9.67 Ft

Living room/Dining room 14.00 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:
One Percent Realty

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