



## 2011 University Drive Calgary Alberta

\$299,900

A wonderful investment opportunity just minutes from the University of Calgary! This bright 2 bedroom + 2 bathroom corner condo is unique in its placement in the complex as it shares no side walls and has no neighbours above. With the desirable southeast exposure, you look out to McMahon stadium and have access to the sunny south balcony. A space flooded with natural light will appeal to anyone looking for their first home or those potential rental clients. Wood flooring throughout, fun feature walls and joint living + entertaining spaces create an inviting environment. Reap the benefits of a Bosch dishwasher in the kitchen, convenient pass through to the dining area and well positioned pantry. Retreat to the either spacious bedroom knowing that each one has its own allocated bathroom - a perfect situation for roommates or maximizing your rental potential. This unit comes with in-suite laundry along with an underground parking stall. While being mere steps to the University campus and football stadium, you are also close proximity to grocery, c-train, restaurants, coffee shops, Foothills hospital and 16th Ave to head out for a weekend getaway to the mountains. Life is busy - this is your chance to live close to all daily amenities. (id:6769)

Kitchen 11.00 Ft x 8.17 Ft

Living room/Dining room 22.42 Ft x 12.58 Ft

Primary Bedroom 13.75 Ft x 11.42 Ft

4pc Bathroom 10.17 Ft x 4.92 Ft

Bedroom 10.67 Ft x 10.00 Ft

4pc Bathroom 10.25 Ft x 6.33 Ft

Listing Presented By:



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<http://www.calgary-condos.com/>



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