



2011 University Drive Calgary Alberta

\$298,000

This well maintained first-floor condo offers over 900 sq. ft. of living space in a concrete building--an ideal opportunity for investors looking for strong rental potential in a high demand area. Located just a 5 minute walk to the University of Calgary, and close to the C-Train station, Foothills Hospital, Alberta Children's Hospital, SAIT, Market Mall, University District, Brentwood Mall, and McMahon Stadium. Downtown Calgary is only a 10 minute drive away, and public transit is right outside the building--making this a top choice for students, medical professionals, and commuters. The unit has been updated with newer flooring and fresh paint. It features a galley-style kitchen with plenty of cabinet and counter space, stainless steel appliances, and a spacious living room that opens to a private balcony with views of McMahon Stadium and Foothills Athletic Park. With two large bedrooms, each with walk-in closets, and an in-suite laundry room with extra storage, this unit is both practical and desirable for tenants. It also includes a heated underground parking stall (#29). Condo fees cover water, heat, sewer, garbage, underground parking, professional management, exterior maintenance, insurance, and reserve fund contributions. (id:6769)

Primary Bedroom 10.50 Ft x 16.92 Ft

Bedroom 9.00 Ft x 12.67 Ft

Living room 11.42 Ft x 19.00 Ft

Kitchen 7.92 Ft x 8.50 Ft

Dining room 8.08 Ft x 8.67 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Laundry room 6.58 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

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