



## 2011 University Drive Calgary Alberta

\$265,000

**\*\*Open House Sunday Sep 14 from 12:00 to 1:30pm\*\*** Welcome to Laureate Place, a quiet concrete building in an unbeatable location. This bright and spacious 2-bedroom, 2-bathroom condo is just an 8-minute walk to the University of Calgary, 1.6 km from Banff Trail LRT station, and a 20-minute walk to Foothills Hospital—perfect for students, professionals, and healthcare workers alike. The functional kitchen provides ample cupboard and counter space, complete with a large pantry and a pass-through to the dining area for easy entertaining. The open concept living room extends to a private balcony with views of McMahon Stadium and surrounding recreational fields. Both generously sized bedrooms feature walk-in closets, while the primary suite includes a full ensuite bath. A second full bathroom, in-suite laundry with extra storage, and a heated underground parking stall add to the convenience and comfort. Ideally situated close to shopping, restaurants, coffee shops, and with a bus stop directly in front of the building, this condo offers the perfect blend of lifestyle and location. (id:6769)

Laundry room 6.67 Ft x 6.42 Ft  
4pc Bathroom 8.00 Ft x 5.00 Ft  
Bedroom 11.17 Ft x 9.08 Ft  
Primary Bedroom 11.67 Ft x 10.00 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft  
Kitchen 8.83 Ft x 8.42 Ft  
Dining room 8.83 Ft x 7.92 Ft  
Living room 18.75 Ft x 11.42 Ft

Listing Presented By:



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