



## 2611 1 Avenue Calgary Alberta

\$289,900

Perfectly located just steps to picturesque Bow River pathways, this lovely top floor 2 bedroom condo presents a spacious living room with fireplace & built-in shelves, casual dining area & kitchen tastefully finished with cherry stained oak cabinets, tile counter tops & stainless steel appliances. Both bedrooms are a good size with ample closet space. Further features include in-suite laundry with full size washer & dryer, a storage room (great for a pantry), private balcony overlooking the tree-lined street, one assigned parking stall with storage attached plus bike storage in the underground parkade. The location can't be beat - steps to scenic Bow River pathways & close to Edworthy Park, Foothills & Children's Hospitals, U of C, schools, shopping, public transit & easy access to Crowchild Trail. Immediate possession is available! (id:6769)

Kitchen 9.00 Ft x 7.67 Ft

Dining room 9.50 Ft x 7.58 Ft

Living room 16.25 Ft x 9.92 Ft

Foyer 5.83 Ft x 5.00 Ft

Laundry room 5.50 Ft x 3.00 Ft

Primary Bedroom 10.25 Ft x 10.00 Ft

Bedroom 12.42 Ft x 7.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.tanyaeklundgroup.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca