



635 57 Avenue Calgary Alberta

\$199,900

CORNER UNIT WITH BRIGHT SOUTH WINDOWS. AWESOME PRICE! Ideal for a stylish rental condo. STUNNING KITCHEN. Cabinets go to the ceiling for extra storage. Fully extendable drawers. Extended serving counter is perfect for morning coffee, entertaining friends, or even a built-in desk area. Spacious floorpan and large rooms. Ideal layout for living and entertaining. Bedroom easily fits a KING or QUEEN SIZED BED. Oversized closet. The bathroom has a newer tub, tile flooring and large linen closet. LAMINATE FLOORS. Laundry room is right next door, or ** EASILY ADD LAUNDRY MACHINE INTO YOUR UNIT ** (There is an opening in the kitchen cabinetry for this purpose and the board allows it). PET FRIENDLY! LARGE DOGS WELCOME. Common hallways just refreshed with new paint. Parking space in the rear with plug in. Security system throughout the building keeps it safe and clean. Amazing location, close to transit and C-Train and a great home or rental property. Main floor unit makes for easy in and out (and unloading groceries.) This unit will not last long! Available for a quick possession. (Low taxes- \$927, reasonable condo fee \$381 and great cash flow at average rent of \$1600-\$1700/mo unfurnished!) Building just upgraded to super high speed internet. (id:6769)

Kitchen 6.75 Ft x 6.25 Ft

Dining room 7.58 Ft x 7.00 Ft

Living room 12.00 Ft x 13.17 Ft

Primary Bedroom 11.83 Ft x 9.83 Ft

4pc Bathroom 8.00 Ft x 7.00 Ft

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