



# 2011 University Drive Calgary Alberta

\$285,000

\*OPEN HOUSE SAT MAR 7 12-2pm\* Welcome to the Laureate! Don't miss this outstanding opportunity to own in one of NW Calgary's most connected & convenient locations. Just steps from the University of Calgary, McMahon Stadium & Foothills Medical Centre, this bright & well-maintained 2-bedroom, 2-bathroom condo offers over 930 sq ft of functional living space in a solid concrete building--ideal for homeowners, students, or investors alike. Situated on the 6th floor, this east-facing unit enjoys morning sun & open views from the covered balcony overlooking Foothills Athletic Park & McMahon Stadium. The elevation is high enough to significantly reduce traffic noise while still keeping you connected to the energy of the area. Inside, the layout is both practical & inviting, featuring ceramic tile & luxury vinyl tile flooring (2023), most walls freshly painted (2023), & recently painted kitchen cabinetry (2023). The kitchen has been thoughtfully opened up by removing overhead cabinets above the sink, creating a brighter, more seamless flow between the kitchen & dining area. Stainless steel appliances, breakfast bar seating, generous pantry storage & space for a full dining table make this a flexible & functional space for everyday living or entertaining. The large, sunny living room opens directly to the balcony through patio doors, extending your living space outdoors. The primary bedroom includes a great walk-in closet & private 4-piece ensuite, while the second bedroom is generously sized, also has a large closet & is located near the additional full 4-piece bathroom--perfect for guests, roommates, or a home office. Added conveniences include stacked laundry, a dedicated in-unit storage room, large closets, & garbage/recycling just down the hall on the 6th floor. This well-managed concrete building is quiet, offers two elevators, an updated & spacious lobby, secure FOB...

Kitchen 8.00 Ft x 8.50 Ft  
 Dining room 8.08 Ft x 8.83 Ft  
 Living room 11.42 Ft x 19.17 Ft  
 Primary Bedroom 10.50 Ft x 16.33 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft  
 Bedroom 9.00 Ft x 12.67 Ft  
 4pc Bathroom 4.92 Ft x 8.00 Ft  
 Laundry room 6.58 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
REMAX Innovations

<https://homecollective.ca/>

**RE/MAX Realty Professionals**

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