



## 431 1 Avenue Calgary Alberta

\$219,900

Live walking distance to downtown and River, Great opportunity for an investor or owner to purchase this 2 bedroom condo in quite area but close to restaurants and entertainment at a great price. Very practical floor plan with ample living and dining area, 2 bedrooms and an in-suite laundry room is possible otherwise use it as storage. Unit is perfect size for a small family. Unit is clean and recently painted. (id:6769)

Primary Bedroom 11.83 Ft x 9.00 Ft

Bedroom 9.50 Ft x 7.58 Ft

Living room 12.75 Ft x 9.75 Ft

Kitchen 7.92 Ft x 6.42 Ft

Dining room 10.08 Ft x 7.83 Ft

Foyer 9.92 Ft x 3.17 Ft

Laundry room 6.92 Ft x 5.00 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

Other 16.08 Ft x 15.08 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca