



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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303, 409 1 Avenue NE  
Calgary, Alberta

MLS # A2249794



\$229,900

|             |                                                                                                      |            |        |
|-------------|------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                                                               | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile                                                                                 | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                      | Condo Fee: | \$ 405 |
| Basement:   | -                                                                                                    | LLD:       | -      |
| Exterior:   | Brick, Vinyl Siding, Wood Siding                                                                     | Zoning:    | M-C2   |
| Foundation: | -                                                                                                    | Utilities: | -      |
| Features:   | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |            |        |
| Inclusions: | None                                                                                                 |            |        |

Tremendous views of downtown Calgary from this pet friendly 3rd floor corner unit with assigned stall parking, in-suite laundry, freshly painted interior and wood burning fireplace. Enter into a front hall with the convenience of your own personal laundry set and dual door storage closet with organizers. The tiled 4-piece bath presents counter height storage vanity, new tiled tub surrounds and a low flow toilet. Just off the 4-piece bath is the bedroom with vinyl side window and dual door closet including organizers within. The galley style kitchen was reinvigorated in 2008 with Ikea cabinetry a full set of stainless-steel appliances including a slide in stove, over the range microwave and tiled back-splash. Set just off the kitchen is the nook with access to a massive vinyl sliding patio door leading out to your full-size balcony to take in the panoramic views, enjoy the summer days and nights or just relax and soak in your private outdoor space. Completing this home is the generous size lifestyle room with a focal corner wood burning fireplace. All located in a secure building, self-managed with a healthy reserve fund steps to everything and anything offering the ultimate comfort and convenience of inner city living!