



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

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403, 2011 University Drive NW
Calgary, Alberta

MLS # A2253142



\$265,000

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 791
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	ONE REMOTE CONTROL		

Prime location! 5 minutes walk to University of Calgary. Close to the C-Train station, Foothills Hospital, Children hospital, Sait, Market Mall, Landmark Cinemas, McMahon Stadium and is 10 minutes drive to downtown. Public transportation is at the front of the building. This unit is located on the 4th floor of the concrete building. Over 900 sq. ft. this home offers a large living room with patio door leading to a private balcony with views of McMahon Stadium, Foothills athletic park & downtown skyline view. A galley kitchen with full package of appliances. Spacious 2 bedrooms with walk in closets. Master bedroom has a 4 pc ensuite. In suite laundry room with storage area. Heated underground parking stall (30). \$0.84/ sq ft of condo fee includes sewer, water, heat, trash, professional management, insurance, underground parking, exterior maintenance and reserve fund contribution. Vacant for quick possession.