

**209, 1422 Centre A Street NE**  
**Calgary, Alberta**

**MLS # A2240847**



**\$339,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crescent Heights                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 954 sq.ft.                         | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                 |                   |        |
|--------------------|-------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                                         | <b>Condo Fee:</b> | \$ 714 |
| <b>Basement:</b>   | -                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                       | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

Fantastic Opportunity for a First-Time home buyer or an investor. Don't miss your chance to own this spacious, well-maintained, 2-bedroom, 2-bath condo in the sought-after community of Crescent Heights. This fabulous unit features a bright and open living, dining, and kitchen floor plan with rich Brazilian hardwood floors, maple cabinets, stainless steel appliances, and granite countertops. The master bedroom is spacious with a walk-in closet and a 4-piece ensuite. The generously sized second bedroom is perfect as a guest room or office space. A 4-piece bath, in-suite laundry, and Titled Heated Underground Parking complete this perfect space. The location is convenient to tons of amenities, parks, shopping, and restaurants, making it ideal for students with a quick commute downtown, to SAIT, or the University of Calgary. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!