

**504, 2011 University Drive NW
Calgary, Alberta**

MLS # A2242374



\$299,900

Division:	University Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	929 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 783
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Pantry, Storage, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Laureate Place, a quiet concrete building in an unbeatable location. This bright and spacious 2-bedroom, 2-bathroom condo is just an 8-minute walk to the University of Calgary, 1.6 km from Banff Trail LRT station, and a 20-minute walk to Foothills Hospital—perfect for students, professionals, and healthcare workers alike. The functional kitchen provides ample cupboard and counter space, complete with a large pantry and a pass-through to the dining area for easy entertaining. The open concept living room extends to a private balcony with views of McMahon Stadium and surrounding recreational fields. Both generously sized bedrooms feature walk-in closets, while the primary suite includes a full ensuite bath. A second full bathroom, in-suite laundry with extra storage, and a heated underground parking stall add to the convenience and comfort. Ideally situated close to shopping, restaurants, coffee shops, and with a bus stop directly in front of the building, this condo offers the perfect blend of lifestyle and location.