



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**Calgary, Alberta**

**MLS # A2275879**



**\$237,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 588
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** N / A

Welcome to this bright two-bedroom condo ideally located in the heart of Hillhurst, just steps from Riley Park. Conveniently situated just one level above your assigned parking stall&mdash;located directly in front of the building entrance&mdash;this unit offers both ease and accessibility. The spacious bedrooms are generously sized, and large windows fill the home with natural light. The unit also features recently updated appliances, adding immediate value and functionality. Step out onto the east-facing covered balcony, perfect for enjoying morning coffee in the sunshine while staying protected from the elements. Shared laundry facilities are located one floor below and are operated via laundry card. Enjoy an unbeatable walkable location close to SAIT, the LRT, and all the amenities this vibrant inner-city community has to offer. The unit would benefit from updated flooring and fresh paint, offering an excellent opportunity for buyers to personalize and add value&mdash;priced accordingly. In-suite laundry can be added.