

103, 431 1 Avenue NE  
Calgary, Alberta

MLS # A2159832



**\$219,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water

**Water:** -

**Floors:** Ceramic Tile, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 633

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-C2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** N/A

Live walking distance to downtown and River, Great opportunity for an investor or owner to purchase this 2 bedroom condo in quite area but close to restaurants and entertainment at a great price. Very practical floor plan with ample living and dining area, 2 bedrooms and an in-suite laundry room is possible otherwise use it as storage. Unit is perfect size for a small family. Unit is clean and recently painted.