

102, 1820 9 Street SW  
Calgary, Alberta

MLS # A2162344



**\$197,500**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	475 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 486
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** NONE

New condo fee, reduced almost \$200. Great location. This apartment is situated near Downtown and is only one block to the trendy 17 Ave and allows you to take 20 minutes walk to the Downtown core. It is 6 minutes away from Western Canada High School walking, 15 minutes to Stampede ground. The building was renovated in 2017, newer plumbing, electrical wires, cabinet, countertop, newer appliances, newer balcony. From vinyl flooring, white cabinet and granite counter top, Stainless steel appliances, small size dishwasher. It's easy to add a wall and a door in living room to make another room. One free assigned parking stall, this is all you would need for a single or couple. This building allows short term rentals, there are no units underneath, so you won't disturb others even footsteps, this building is on the quiet street. It can be rented it out at a good rent as well. This unit is owned by condominium corporation.