

**225, 333 Garry Crescent NE**  
**Calgary, Alberta**

**MLS # A2169746**



**\$169,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Greenview                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 700 sq.ft.                         | <b>Age:</b>   | 1980 (44 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard, Fireplace(s)

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Flat, Tar/Gravel

**Condo Fee:** \$ 584

**Basement:** -

**LLD:** -

**Exterior:** Composite Siding, Vinyl Siding, Wood Frame

**Zoning:** M-C2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Elevator

**Inclusions:** N/A

Experience exceptional value for under \$200,000! Ideally located near downtown and Calgary International Airport, this property is full of potential. This second-floor unit offers comfort and convenience, featuring one bedroom, a four-piece bathroom, a fireplace, a good-sized balcony, and 700 SqFt of indoor living space. Enjoy one heated underground assigned parking stall. Don't miss out on this opportunity—schedule your viewing today and make this desirable apartment yours! Purchasers must submit and sign a Schedule "A" with their offer to purchase.