

**305, 333 Garry Crescent NE**  
**Calgary, Alberta**

**MLS # A2170460**



**\$165,000**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<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, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal, Tar/Gravel	<b>Condo Fee:</b>	\$ 584
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, See Remarks		

**Inclusions:** None

Exceptional value and an affordable price of just \$175,000, including underground parking, in the desirable community of Greenview. This well-maintained, third-floor unit offers a northern view and 700 square feet of functional living space. The kitchen provides ample cabinet and counter space, while the spacious dining room flows into a cozy living room with a fireplace—perfect for cool nights. Enjoy the large balcony with peaceful north-facing views. The generously sized primary bedroom is conveniently located near the main bath. Landmark Gardens has undergone significant upgrades in recent years, including new windows, roofing, elevators, siding, and fresh carpeting and paint in the common areas. This prime location is just steps from a large greenbelt with disc golf, close to parks, amenities, and public transit, with easy access to Deerfoot Trail and the airport. Call your favorite Realtor today to view.