

505, 2011 University Drive NW
Calgary, Alberta

MLS # A2180044



\$289,900

Division:	University Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	920 sq.ft.	Age:	1991 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 747
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Prime location! 5 minutes walk to University of Calgary. Close to the C-Train station, Foothills Hospital, Children hospital, Sait, Market Mall, Landmark Cinemas, McMahon Stadium and is 10 minutes drive to downtown. Public transportation is at the front of the building. This unit is located on the 5th floor of the concrete building. Over 900 sq. ft. this home offers a large living room with patio door leading to a private balcony with views of McMahon Stadium, Foothills athletic park & downtown skyline view. A galley kitchen with full package of appliances. Spacious 2 bedrooms with walk in closets. Master bedroom has a 4 pc ensuite. In suite laundry room with storage area. Heated underground parking stall (15). \$0.81/ sq ft of condo fee includes sewer, water, heat, trash, professional management, insurance, underground parking, exterior maintenance and reserve fund contribution. The building has a healthy reserve fund asset. Vacant for quick possession.