

**307, 2011 University Drive NW  
Calgary, Alberta**

**MLS # A2184258**



**\$288,000**

<b>Division:</b>	University Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Stucco

**Foundation:** -

**Features:** Built-in Features

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 699

**LLD:** -

**Zoning:** M-H2

**Utilities:** -

**Inclusions:** NONE

Welcome home to this corner unit, bright & modern 2 bedroom, 2 bath apartment in University. This unit has hardwood floors, a contemporary kitchen with stainless steel appliances, in-suite storage & laundry room, newer bathrooms, custom closets and stylish lighting. Over 1000 square feet of living space, a terrific open concept living room, dining room & kitchen, a west facing deck and titled underground parking. A wonderful investment opportunity just minutes from the University of Calgary, football stadium, c-train, foothills hospital and restaurant. Call today.