

13, 3726 Centre Street NE
Calgary, Alberta

MLS # A2196229



\$159,900

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	647 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 339

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

Location, location, location! This Stunning 1-bedroom condo is the perfect opportunity for first-time buyers, investors, or those looking to downsize. Nestled in a fantastic area, you're just minutes from downtown, schools, parks, shopping, and transit, making this a highly desirable place to call home or rent out! The open-concept layout seamlessly connects the spacious living and dining area, leading to a large east-facing covered balcony. The Master bedroom is bright and airy, featuring large windows that overlook the balcony, bringing in plenty of natural light with city views. The galley kitchen provides ample cabinet space, with a convenient in-suite washing machine and Dryer located just off the kitchen. The large bedroom boasts plenty of closet space, making it both functional and comfortable. Plus, you'll have the convenience of an assigned parking spot at the back (Stall #13). This unit is vacant and move-in ready, offering great rental income potential in a high-demand area! Don't miss out—schedule a viewing today with your favourite Realtor!!