

203, 4718 Stanley Road SW
Calgary, Alberta

MLS # A2198812



\$334,900

Division:	Elboya		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	994 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 363

Basement: None

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Discover the perfect balance of comfort and convenience in this second-floor corner-unit condo, offering 2 bedrooms, 2 bathrooms, and over 1,000 sq. ft. of thoughtfully designed living space. With low condo fees of just \$363/month, this self-managed, well-maintained property is an excellent opportunity for those seeking a stylish and affordable home. Upon entering, you'll be welcomed by a spacious entryway that leads to the laundry room and second bedroom, creating a functional and private layout. The open-concept kitchen, dining, and living area is perfect for both everyday living and entertaining. The kitchen features a central island and an expandable dining space, while the living room boasts large east-facing windows, a cozy gas fireplace, and access to a private deck, ideal for enjoying morning sunlight or nurturing indoor plants. The two bedrooms are thoughtfully placed on opposite sides of the unit, ensuring privacy. The primary suite includes a spacious walk-in closet and a 4-piece ensuite, while additional storage is available with a front hall closet, linen closet, and a versatile kitchen pantry. Recent updates include a new fridge and window coverings throughout. Additional features include in-suite laundry, an assigned underground heated parking stall, visitor parking, and ample street parking. The building is well-managed, with a new roof installed in 2022, an annually serviced boiler system, and common areas cleaned every two weeks. Average utilities are approximately \$225 per month. Located in a vibrant inner-city neighbourhood, this home provides easy access to the Saddledome, First St., 17th Ave, and the 39th Ave LRT station. Outdoor lovers will appreciate the proximity to Stanley Park and Sandy Beach Park, while major destinations such as Chinook Mall, Movement gym, and key roadways like Macleod Trail, Glenmore,

and Blackfoot Trail are just minutes away. Embrace a lifestyle of ease and accessibility in this fantastic condo!