

44, 366 94 Avenue SE  
Calgary, Alberta

MLS # A2203378



**\$189,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	534 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Lot, Stall		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 361

**Basement:** -

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

If April showers bring may flowers -- here are 2 dozen for any lucky buyer!-- NEW flooring (luxury vinyl plank), NEW PAINT throughout (ceiling as well), NEW baseboards and casings, NEW HOODFAN, NEW LIGHT FIXTURES, NEW KITCHEN CABINETS, NEW COUNTERTOPS, NEW BACKSPLASH, NEW KNOBS, NEW KITCHEN SINK. Bathroom has NEW tub/tile surround, NEW overflow cover, NEW drain plug and NEW bathroom hardware (ring, bar, robe hook). This unit has 1 ASSIGNED SURFACE STALL (#44) and is located directly across the hall from the laundry room (which is free to use - no coins necessary). Large storage room in the suite and available bike storage in the shed. LOW CONDO FEE OF \$361.27 per month. Plenty of extra parking available. Vacant and ready for possession!