

206, 488 7 Avenue NE
Calgary, Alberta

MLS # A2148676



\$399,900

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|------------------|---|---------------|-------------------|
| Division: | Renfrew | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 1,073 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Enclosed, Guest, Heated Garage, On Street, Parkade, Stall, Titled, Undergro | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | In Floor, Hot Water | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Flat, Membrane | Condo Fee: | \$ 891 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage | | |

Inclusions: Shelving in Laundry Room, Shelving in Storage Room, Curtain Rods

Centrally located and spacious two bedroom, two full bath condo. At 1,073 sqft, this open floorplan with nine foot ceilings, has lots of light and room for everything. Freshly touched up with paint, you'll notice the wide open living room with a cozy gas fireplace and west facing window as you come into the unit. The adjacent dining area gives two eating options - add a table for more formal dining or have meals at the long granite kitchen island. In the sizable kitchen, there's room to whip up a delightful meal, a built in wine rack, and amazing storage space (so many cupboards). Just off the kitchen is the large West and North facing balcony which catches the afternoon/evening sunshine and has a bonus gas BBQ line. The orientation of this unit also means it doesn't get too hot in the summer (with the air conditioned building common areas lending an assist) and is still incredibly well lit. Both bedrooms are generously sized with great closet space. The primary bedroom boasts a walk-in closet and a full four piece bathroom. The second bedroom is just across from the roomy second full four piece bathroom. This condo's smart design includes storage in the unit laundry room, two linen closets PLUS a separate storage locker on the same floor just around the corner from the unit entrance (no dusty parkade storage locker to contend with). Tucked away in the most south section of friendly Renfrew, you also get the convenience of walkability to the vibrant nearby food scene, green spaces, the river, and downtown.