

**101, 354 2 Avenue NE**  
**Calgary, Alberta**

**MLS # A2220865**



**\$359,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 697
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N/A

Completely renovated 2 bedroom 1.5 bathroom, move in ready apartment with 2 titled underground parking stalls. This terrific unit sits high above the ground level with impressive views, air conditioning, modern kitchen with a breakfast bar, wine fridge, beautiful cabinetry and so much more. The kitchen/dining area is part of this modern open great room concept including a spacious living room with cozy fireplace all flooding with natural light from the patio doors leading to the amazing outdoor space. The massive deck has impressive city views where you can entertain, garden, bbq or relax and watch the sunrise or fireworks from the Stampede Grounds and so much more. An easy walk downtown or to the vibrant Bridgeland community. The Bow River pathway and zoo are just steps away. The building is very well maintained and the condo corporation is very well managed. Just move in and enjoy this wonderful home in a fantastic location.