

44, 366 94 Avenue SE
Calgary, Alberta

MLS # A2203378



\$169,000

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

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

\$20,000 PRICE REDUCTION for this FABULOUS RENOVATED UNIT --Unbelievable VALUE--, 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!