

**103, 2011 University Drive NW
Calgary, Alberta**

MLS # A2220502



\$310,000

Division:	University Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete, Stucco

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 790

LLD: -

Zoning: M-H2

Utilities: -

Inclusions: None

This well maintained first-floor condo offers over 900 sq. ft. of living space in a concrete building—an ideal opportunity for investors looking for strong rental potential in a high demand area. Located just a 5 minute walk to the University of Calgary, and close to the C-Train station, Foothills Hospital, Alberta Children's Hospital, SAIT, Market Mall, University District, Brentwood Mall, and McMahon Stadium. Downtown Calgary is only a 10 minute drive away, and public transit is right outside the building—making this a top choice for students, medical professionals, and commuters. The unit has been updated with newer flooring and fresh paint. It features a galley-style kitchen with plenty of cabinet and counter space, stainless steel appliances, and a spacious living room that opens to a private balcony with views of McMahon Stadium and Foothills Athletic Park. With two large bedrooms, each with walk-in closets, and an in-suite laundry room with extra storage, this unit is both practical and desirable for tenants. It also includes a heated underground parking stall (#29). Condo fees cover water, heat, sewer, garbage, underground parking, professional management, exterior maintenance, insurance, and reserve fund contributions.