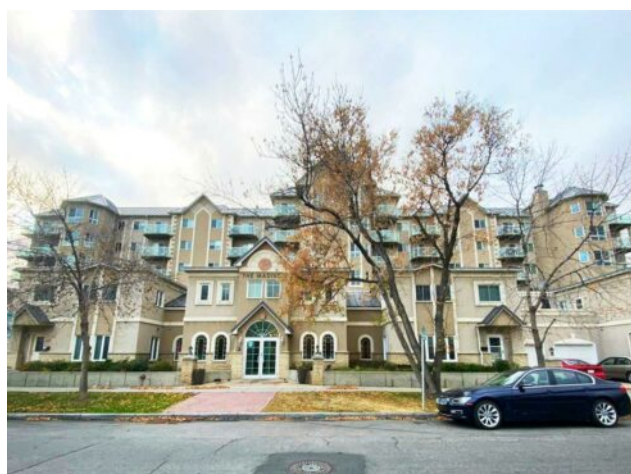


212, 1507 Centre A Street NE
Calgary, Alberta

MLS # A2223732



\$299,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	746 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Open Floorplan, Primary Downstairs, Recreation Facilities		

Inclusions: NA

This modern 2-bed, 1-bath condo in desirable Crescent Heights offers the perfect mix of comfort, location, and value. The spacious layout separates the bedrooms for privacy, and features newer luxury vinyl flooring, stainless steel appliances, and a GIGANTIC private patio with sweeping downtown views—perfect for entertaining or relaxing. Just minutes to downtown and walkable to cafes, shops, and parks, this condo is also a commuter’s dream, with major bus routes (#3, 300, 301, 109, 62, 64, and more) right across the street, making it incredibly easy to get around the city without a car. Titled underground parking (valued at \$20K) adds extra convenience. Easily rented to young professionals—currently tenanted at \$2,200/month with tenants wanting to stay. Whether you’re a first-time buyer, investor, or downsizer, this turnkey unit in one of Calgary’s best inner-city neighborhoods offers exceptional flexibility and long-term value.