

**101, 701 3 Avenue NW
Calgary, Alberta**

MLS # A2241557



\$195,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	476 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 362
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Built-in Features, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: Built in desk in 2nd bedroom, Any furniture can be included if buyer wants

Cozy, FUNCTIONAL and charming! This 2 BEDROOM, 1 bathroom home is well laid out and feels very SPACIOUS. With many RENOVATIONS including engineered HARDWOOD floors, NEW bathroom, NEW kitchen, fixtures, paint and ALL APPLIANCES are less than 1 year old. The primary bedroom is GENEROUS in size and the second bedroom is currently used as an office which the seller could easily remove the built-in desk to make room for a twin bed. Lots of ATTENTION TO DETAILS with some PINE WOOD ceilings, SPECIAL living room, wood wall feature and BUILT-IN shelving. Apartment sized WASHER is included IN-SUITE with a coin-op washer & dryer conveniently located across the hall. There is off street, unassigned PARKING with a possible indoor stall priced at an extra cost when available. LOW CONDO FEES and the seller is willing to INCLUDE ANY OR ALL FURNITURE if the buyer choses.