

**503, 735 2 Avenue SW
Calgary, Alberta**

MLS # A2249617



\$304,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	732 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 685
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, Quartz Counters, Soaking Tub		

Inclusions: all furnishings are included

Your Eau Claire EXECUTIVE condo lifestyle beckons at Oscar! It's located a 12 block from the Bow River pathway and iconic Peace Bridge and great area amenities are a short walk away. You'll love that this suite encompasses the entire south side of the building, with natural light filling the space from east, south and west floor to ceiling windows. Features include laminate floors, gas stove, high end stainless steel appliances, granite counters and full height cabinets in the entertainment style kitchen with island overlooking the main living space, dining area surrounded with windows and offers access to one of TWO balconies with views to the Bow River. A cozy fireplace is in the living room and enjoy the super convenient den/home office for extra space. The primary bedroom offers a walk in closet and second balcony with SE city skyline views. 4 piece bath, insuite laundry and assigned storage locker complete the package. The location is a dream - steps to Princess Island Park, the Bow River that offers walking & biking trails, great area restaurants, a few blocks to the Core Shopping Centre and the famous Alforno Bakery Cafe is just around the corner. All furniture is included, and would make an awesome executive rental. Call to view today!