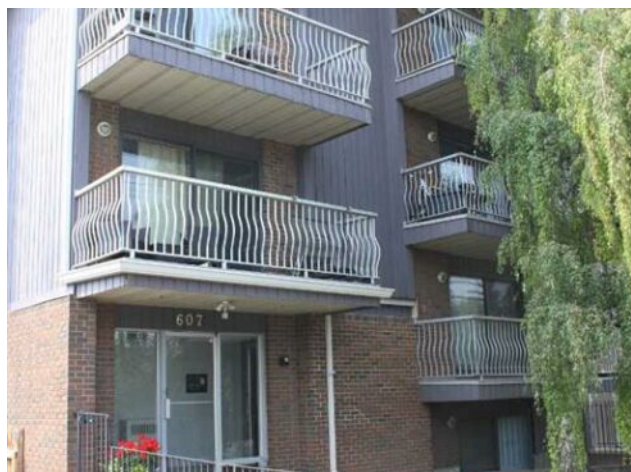


101, 607 7 Avenue NE  
Calgary, Alberta

MLS # A2254225



# \$170,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	709 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Cedar	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: n/a

Bargain Price reflects the terrific potential and opportunity this home presents. Similar units in this building have sold for around \$250,000 earlier this year! This is an "As-Is" sale where all the heavy lifting is complete and ready for your imagination. Flooring, old broken appliances and all other junk has been removed to provide a clean blank slate ready for your design talent and sweat equity to produce a fabulous home or investment. Though the unit is below grade, bright brand new bedroom windows and huge patio sliders provide nice ambient light throughout. This will be a nice comfortable home in a solid building, well taken care of by a diligent self-managed team. The home also boasts a generous covered patio, recessed in the quaint front lawn of the complex, all across from a fabulous park and playground. Impeccable location steps away from the convenient corner store, rec-facilities, schools and all the shops along the hospitality corridor of Edmonton Trail. Scenic, quiet and an easy stroll to Downtown, a real charming place to live. Contact your favorite Realtor today!