

**103, 4704 Stanley Road SW
Calgary, Alberta**

MLS # A2267749



\$269,900

Division:	Elboya		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 866
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: none

Welcome to "The Stanley", nestled in the highly desirable community of Elboya! This bright & inviting 876 sq ft 2 bedroom condo offers a warm, open concept layout highlighted by large windows that fill the home with beautiful natural light, creating an ideal space for relaxing or entertaining. The stylish kitchen features granite countertops, stainless steel appliances, espresso cabinets, & a generous corner pantry-perfect for preparing your favourite meals or hosting friends. A cozy corner fireplace, high ceilings (knockdown), & in-suite laundry add to the comfort & convenience. Step outside to your private balcony with access to a shared terrace, offering extra room to enjoy morning coffee or summer evenings. The unit includes a heated underground parking stall in a wheelchair-accessible building. All of this in an unbeatable location-just steps to Stanley Park, close to Chinook Centre, schools, restaurants, the LRT, and only minutes to downtown. A wonderful opportunity to enjoy comfortable inner-city living in a truly exceptional community. Vacant and ready for a quick possession!