

**301, 6464 Travois Crescent NW  
Calgary, Alberta**
**MLS # A2273128**

**\$275,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 410
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

This top-floor end unit offers extra privacy, added natural light, and excellent value for both new buyers and investors looking to grow their portfolio. Inside, you'll find two comfortable bedrooms, a full 4-piece bathroom, and a bright living area enhanced by additional wall exposure unique to corner units. The functional layout includes a spacious in-suite storage room, making day-to-day living simple and organized. Tucked away on a quiet street, this home is steps from everyday conveniences—groceries, cafés, restaurants, and Beddington Mall are all close by. Students and families will appreciate nearby junior and senior high schools, and commuters can take advantage of easy access to Deerfoot Trail, 14 Street, and reliable public transit. Community amenities like the Thornhill Library and Aquatic & Recreation Centre add even more appeal. A dedicated parking stall and visitor parking are included. If you're searching for a well-located, bright, and practical end-corner unit, this one is definitely worth a visit! Book your private showing today!