

**106, 420 3 Avenue NE
Calgary, Alberta**

MLS # A2273531



\$204,900

Division: Crescent Heights

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 602 sq.ft. **Age:** 1982 (44 yrs old)

Beds: 1 **Baths:** 1

Garage: Assigned, Parkade

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Hardwood

Sewer: -

Roof: -

Condo Fee: \$ 484

Basement: -

LLD: -

Exterior: Cement Fiber Board, Wood Frame

Zoning: M-C2

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: BBQ

Walking distance to downtown, the LRT, Zoo, Bow River pathway and is practically located in the heart of Bridgeland and so much more. This is a well maintained , move in ready apartment with a nice open floor plan, in unit washer/dryer, hardwood floors & underground parking . With a large patio door that opens to a private ground level patio tucked away in the property gives your visitors great access to stop by. The building has been very well maintained inside and out with newer windows and doors, Hardi Board cement fiber siding with SmartTrim and well maintained grounds. Keep your cost of living low with an affordable price, low property taxes and condo fees. Never under estimate the value of getting into a well managed condominium that has a proven track record of sound management.