

**205, 626 2 Avenue NE  
Calgary, Alberta**

**MLS # A2279171**



**\$222,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	793 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 509
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** NA

Fantastic opportunity for first time buyers or a great investment opportunity! A west facing 2-bedroom condo in the desirable community of Bridgeland. The spacious entrance leads to the galley kitchen with upgraded appliances and lots of counter space. A formal dining area looks over the living room with sliding doors to the private balcony. The 2 bedrooms, a renovated 4pc bathroom and in-suite laundry complete the space. The Surface parking stall #15 is right next to the rear entry door and there is a separate storage locker (#205). This complex is walking distance to downtown, zoo parks, grocery stores, convenience stores and public transportation. Don't miss this opportunity and call for your viewing today!