

4308, 5305 32 Avenue SW
Calgary, Alberta

MLS # A2183865



\$254,900

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	556 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 333

Basement: -

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-C1

Foundation: -

Utilities: -

Features: Elevator, Granite Counters

Inclusions: N/A

Top-floor Treasure Alert! This fabulous East-facing condo overlooks the beautiful, large courtyard! Enjoy the airy vibes of an open floor plan boasting 9 ft ceilings, perfect for comfortable hosting. Your beautiful kitchen has granite countertops, sleek cabinets and stainless-steel appliances. New fridge - 2024; New Washer 2022. BRAND NEW FLOORS - VINYL PLANK PROFESSIONALLY INSTALLED. Grab your morning coffee at the breakfast bar, and when laundry day rolls around, you've got a dedicated laundry room to tackle that chore! Titled Parking! Spot #7. The very reasonable condo fee (\$332.97) allows you to "Live the Dream" without breaking the bank (you only pay for electricity!) Just 0.3 km to the nearest bus stop and a short stroll to numerous parks, eateries, coffee shops, and grocery stores! Plus, a quick drive to Westhills Shopping Centre. Quick access to breathtaking Banff! REMEMBER! -this pet-friendly paradise has a dog park nearby, so your pup can frolic to their heart's content! DOGS - OK; CATS - OK! Weight restricted to 20 lbs.