

**403, 2011 University Drive NW**  
**Calgary, Alberta**
**MLS # A2253142**

**\$265,000**

<b>Division:</b>	University Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 791
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** ONE REMOTE CONTROL

OPEN HOUSE ON SUNDAY, SEPTEMBER 14 FROM 12:30 - 1:30 PM. Prime location! 5 minutes walk to University of Calgary. Close to the C-Train station, Foothills Hospital, Children hospital, Sait, Market Mall, Landmark Cinemas, McMahon Stadium and is 10 minutes drive to downtown. Public transportation is at the front of the building. This unit is located on the 4th floor of the concrete building. Over 900 sq. ft. this home offers a large living room with patio door leading to a private balcony with views of McMahon Stadium, Foothills athletic park & downtown skyline view. A galley kitchen with full package of appliances. Spacious 2 bedrooms with walk in closets. Master bedroom has a 4 pc ensuite. In suite laundry room with storage area. Heated underground parking stall (30). \$0.84/ sq ft of condo fee includes sewer, water, heat, trash, professional management, insurance, underground parking, exterior maintenance and reserve fund contribution. Vacant for quick possession.