

702, 2011 University Drive NW  
Calgary, Alberta

MLS # A2222666



## \$305,000

<b>Division:</b>	University Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, 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>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** NA

Discover Unit 702 at Laureate Place! This 7th-floor, 2-bedroom, 2-bathroom condo in a quiet concrete building offers over 900 sq ft in sought-after University Heights. Enjoy captivating McMahon Stadium and Foothills Athletic Park views from your private balcony. The bright living area features an open-style kitchen with included appliances (dishwasher, fridge, stove, washer, dryer), offering a fantastic canvas for your personalization. Both bedrooms boast spacious walk-in closets, with the primary bedroom featuring an ensuite bathroom. Convenience continues with in-suite laundry and a heated underground parking stall. Live in a peaceful neighbourhood just steps from the University of Calgary, hospitals, SAIT, C-Train, shopping, and a quick 10-minute drive to downtown. Ideal for professionals, students, or investors looking to customize!