

209, 647 1 Avenue NE  
Calgary, Alberta

MLS # A2233768



## \$243,000

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<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>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	MU-2 f4.0h22
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** Large wall unit in living room, credenza in bedroom, small buffet in dining room, 3 stacking chairs, coffee table, two storage containers on balcony

Welcome to Waterford at Bridgeland. Enjoy the convenience and lifestyle that the inner city community of Bridgeland has to offer including walking distance to downtown, nearby trendy restaurants, shops and the Bow River pathway system. This two bedroom home features a quiet and secluded balcony with a southern exposure facing the rear of the building, overlooking a quiet tree lined cul de sac resulting in minimal traffic. The large patio door floods natural light into the living room. The dining room area is an extension of the living room and adjoins the efficient galley style kitchen. The primary bedroom has a walk through closet with a cheater door to the updated 4 piece bathroom. Glass french doors open from the living room into a spacious second bedroom. This room has functioned as an office but it does include a closet to meet bedroom requirements. There is ample storage in the unit and a large laundry room. The secure heated underground parkade has the assigned parking stall and a bicycle storage area. There is a lot of value here, don't miss out.