402, 103 10 Avenue NW
Calgary, Alberta

MLS # A2205922
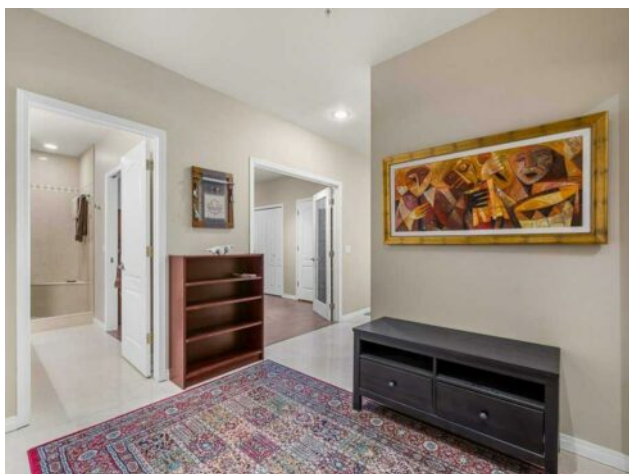
$385,000

Division:	Crescent Heights
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Penthouse

Size:	1,335 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	2	**Baths:**	2

Garage:	Assigned, Parkade
Lot Size:	0.00 Acre
Lot Feat:	-

Heating:	Hot Water	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 899
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting

Inclusions: N/A

WOW, Have a look at this condo- Fully Renovated, Penthouse level, over 1340 sq ft, 2 Bedroom, 2 Bathrooms, Double Ensuites, 9-foot ceilings, open concept, in-suite laundry, slightly used & upgraded stainless steel appliances, including induction stove top, wine fridge, granite counters + sit-up island. This is a great opportunity, located in Crescent Heights NW, just up Centre St. Bridge, and a quick walk to Downtown, Chinatown, Centre St. restaurants, pubs, schools, shops and seconds from Transit. This 4-storey concrete building has just completed a $2,900,000 exterior renovation, including all new windows, exterior acrylic stucco, commercial roof, building envelope and cosmetic changes. The previous $80,000 Re-Assessment fee has ALREADY BEEN PAID by the current owner, so you will essentially be moving into a newly constructed condo, without the cost to you. This unit has also endured a $78,000 renovation to the interior, making this the nicest & largest unit in the complex. Walk-to-work location, concrete building, elevator, top floor, renovated, underground parking, and newly constructed envelope/exterior, at an aggressive price, make this the ultimate condo in the inner city to own. Work from home? Not in town much? AirBnB? Rental? Investment? Office? Perfect.... this is it.