301, 121 27 Avenue NW
Calgary, Alberta

MLS # A2207488

$294,500

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	929 sq.ft.	**Age:**	1993 (32 yrs old)
Beds:	2	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 489
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Kitchen Island		

Inclusions:	N/A

With a recent price adjustment, this condo offers exceptional value and fantastic opportunity for buyers looking to move quickly. Discover this unique and inviting top floor condo in the amazing community of Tuxedo Park, just steps away from all the many amenities found on Centre Street. Situated in a small, well maintained complex, this two bedroom, one bathroom home offers comfort and a prime location. The spacious layout features a bright living area with a cozy corner gas fireplace, and patio doors leading to a generous balcony. The kitchen is both functional and stylish, with ample counter space, along with modern appliances and a convenient island. Both bedrooms are generously sized and thoughtfully positioned down the hall, providing enhanced privacy. The full modern bathroom won't disappoint! The unit also has its own laundry room equipped with its own furnace and hot water tank which is rare for a condo yet valuable features allowing independence much like a single family home. This home’s unique design includes two separate entrances, front and rear, for added convenience and flexibility. Parking is no issue with an assigned stall. Located just half a block from Centre Street, this condo offers easy access to shops, cafes, restaurants and transit options. With its exceptional location and thoughtful design, this property is a rare find in Calgary’s sought after inner city. Don’t miss the opportunity to call this condo home! Please see the Video and 3D tour. Complex is pet friendly, upon board approval.