# \$339,900 - 506, 2011 University Drive Nw, Calgary

MLS® #A2129025

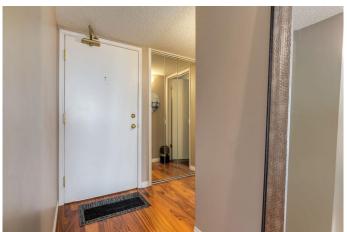
## \$339,900

2 Bedroom, 2.00 Bathroom, 935 sqft Residential on 0.00 Acres

University Heights, Calgary, Alberta

Excellent LOCATION! This 935 square foot 2 BEDROOM, 2 BATHROOM CONDO WITH IN-SUITE LAUNDRY + UNDERGROUND PARKING is in a PRIME LOCATION just a few minutes walk to the University of Calgary. Situated conveniently across from McMahon Stadium, the Foothills Athletic Park, Father David Bauer Arena and the nearby Foothills Pool, this condo is close to the Foothills Hospital and the Children's Hospital. Bus transportation is readily accessible in front of the building and the Banff Trail C-Train station is nearby. Shopping is close at University District, Market Mall, Brentwood and North Hill Mall, with a downtown commute a mere 10-minute drive away. This unit, located on the 5th floor of a concrete building, has had various improvements over the years. including an updated kitchen, stainless steel appliances, pedestal sinks and low flush toilets in the two bathrooms, engineered hardwood, carpet and tile throughout. The spacious living room opens onto a private balcony offering views of McMahon Stadium and the Foothills Athletic Park. With two generous bedrooms, each with walk-in closets, this condo offers ample storage space. A convenient in-suite laundry room has additional storage and two hall closets add to the functionality of the unit. Condo fees are competitively priced, covering water, heat, trash removal, professional management, insurance, underground parking, exterior maintenance, and contributions to the reserve fund. Don't miss







#### Built in 1991

## **Essential Information**

MLS® # A2129025
Price \$339,900
Sold Price \$330,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 935
Acres 0.00
Year Built 1991

Type Residential
Sub-Type Apartment
Style High-Rise (5+)

Status Sold

# **Community Information**

Address 506, 2011 University Drive Nw

Subdivision University Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2N 4T4

#### **Amenities**

Amenities Elevator(s), Parking, Roof Deck, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Underground

## Interior

Interior Features No Smoking Home, See Remarks, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings

Heating Hot Water, Natural Gas

Cooling None

# of Stories 8

## **Exterior**

Exterior Features Balcony

Construction Concrete, Stucco

## **Additional Information**

Date Listed May 10th, 2024
Date Sold May 19th, 2024

Days on Market 9

Zoning M-H2

HOA Fees 0.00

## **Listing Details**

Listing Office Real Broker

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