

\$199,900 - 109, 335 Garry Crescent Ne, Calgary

MLS® #A2155603

\$199,900

1 Bedroom, 1.00 Bathroom, 702 sqft

Residential on 0.00 Acres

Greenview, Calgary, Alberta

New Pricing in Effect. The value is here, move-in ready. This is a one-bedroom with plenty of upgrades and bang for your buck. The kitchen has been opened and a wall removed. A peninsula island was added with stainless steel appliances, newer cabinets, and granite countertops. Newer tile backsplash and new lights brighten the place adding the wow factor. The primary bedroom is a really good size and has closet organizers added. The bathroom has a new toilet, vanity and lights, floor tile, and wall tile. The tub has been reglazed. There is a large storage at the front entrance for all your needs, plus the condo management company has confirmed that you are able to install a washer and dryer (with accompanying permits, electrical, and plumbing) in the front storage room. NOTE: ONLY THE MAIN FLOOR is allowed to have a washer and dryer installed. The extra large private patio (15 ft X 23 ft) gives you dozens of possibilities for outdoor living and gardening. The building has been updated over the last few years including, new siding, balconies, windows, interior hallway carpet, and paint. There is an underground parade with one assigned stall. Very well maintained. Confirmation from the condo management company says that only the main floor can have in suite laundry added to the storage room. It still must go through the approval process from condo management, and with proper plumbers and electricians (dryer must be non-vented). The laundry room unit is



#108. The building is beside Thorncliff, right beside a green belt with walking pathways. The Thorncliff Community Centre is a terrific facility with skating, racquetball, pickleball, and a restaurant. Call for your personal viewing. Some rooms have been virtually staged. NOTE; WATER HAS BEEN TURNED OFF FOR INSURANCE REASONS, PLEASE DO NOT USE ANY FACILITIES.

Built in 1980

Essential Information

MLS® #	A2155603
Price	\$199,900
Sold Price	\$205,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	109, 335 Garry Crescent Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5X1

Amenities

Amenities	Coin Laundry, Elevator(s), Other, Park, Secured Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Parkade, Stall

Interior

Interior Features	No Smoking Home, Ceiling Fan(s), Stone Counters, Elevator, Vinyl Windows, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Garage Control(s), Window Coverings
Heating	Boiler, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
# of Stories	4
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Courtyard, Private Yard
Roof	Flat, Tar/Gravel
Construction	Mixed, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	October 25th, 2024
Days on Market	78
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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