

**Hanney Nelson Real Estate Group**

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**Royal LePage Mission Real Estate**

#100 3595 114 Ave SE

Calgary, AB

T2Z 3X2



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MLS®# C4192177



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Property Value	\$228,900
Type	Condo
Style	Single Level Unit
Parking	Stall
Year Built	1979
Living Area	864 sq.ft.
Bedrooms	2
Bathroom	1 full
Maintenance Fee	\$452.00

**Description**

Imagine living in a lake community for under \$290,000! Access to all lake life benefits AND Fish Creek Park (biking/walking) is in your backyard. Great 2 bedroom, 1 bath unit in this low rise Fish Creek Ridge development. Open concept living/dining area. Kitchen is centrally located - to allow you to look outside while cooking - and enjoy the most natural light. Sit on your West facing balcony and enjoy the evening sun. Tons of trees & even a lovely garden outside your master bedroom window. Fireplace has been converted to gas for your convenience. Parking with a plug is close to your building. Loads of storage in unit + lockable storage in the basement of the building! Laundry in your suite. Updated bathroom. Laminate flooring helps keep this unit clean. Both bedrooms are good sized. Only ONE flight of stairs. This is a very coveted location. GREAT neighbors. Super quiet concrete building. Secure access. Shopping, dining, transit nearby. Call today - this one won't last!







