



List Price: \$334,900
 MLS: C4091966
 Year Built: 1995
 Total SqFt: 861
 Taxes: \$1,796/2016
 Condo Fee: \$426/month

Fee Includes: Exterior Maintenance, Heat, Internet Services, Landscape and Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Utilities for Common Area, Water/Sewer

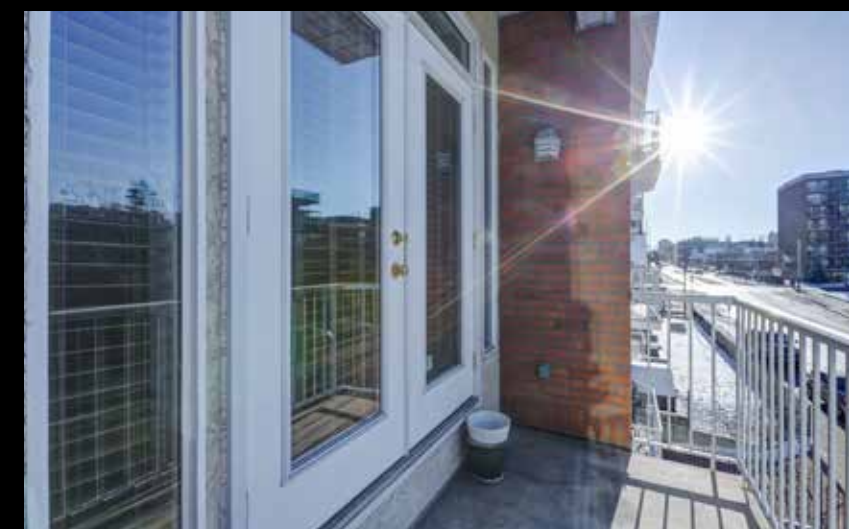
Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings-All

Living Room:
 Kitchen:
 Master Bedroom:
 Bedroom 2:



Welcome Home to

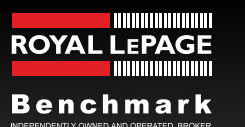
#306, 1410 - 2 Street SW



Chris Zaharko
 Associate



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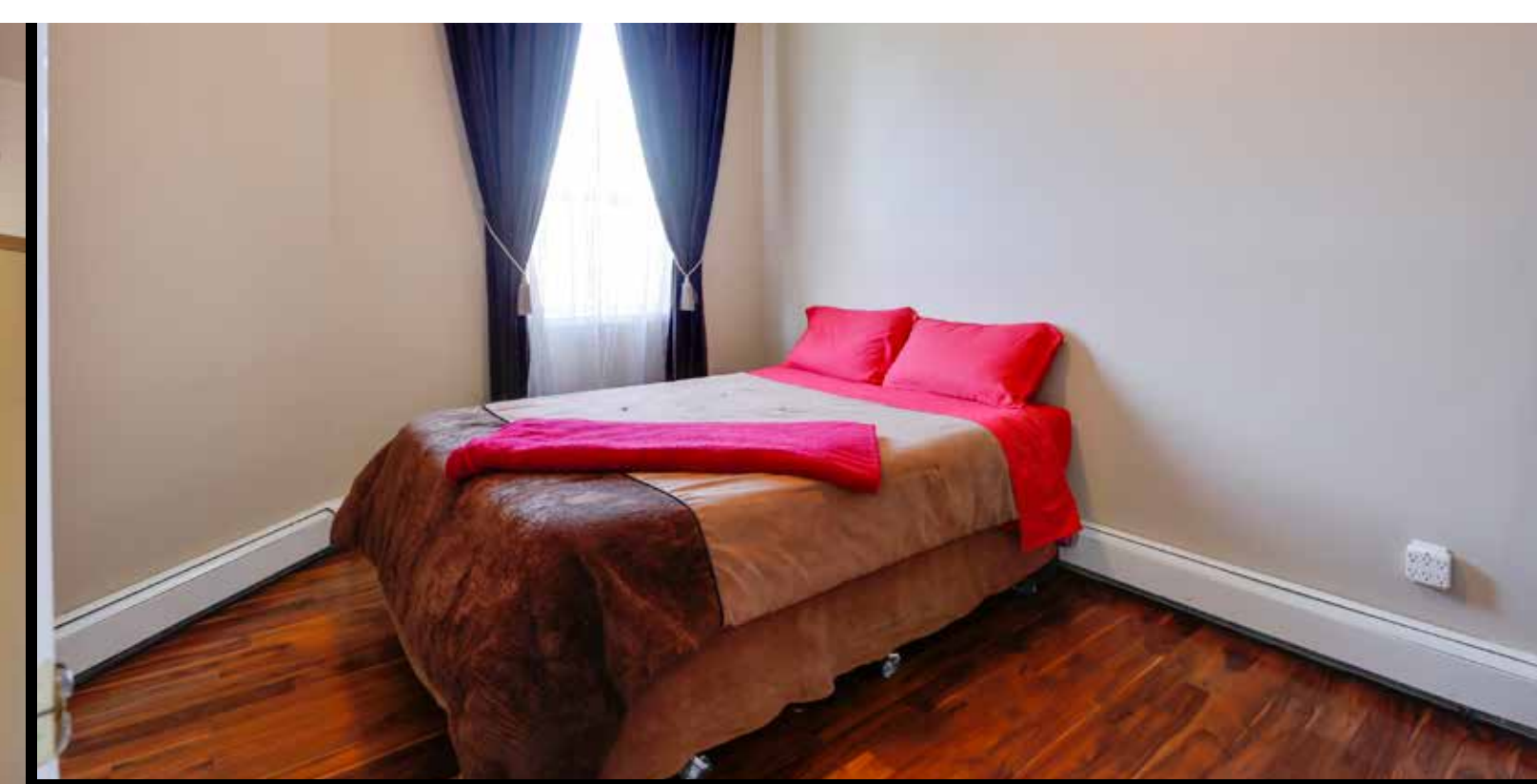
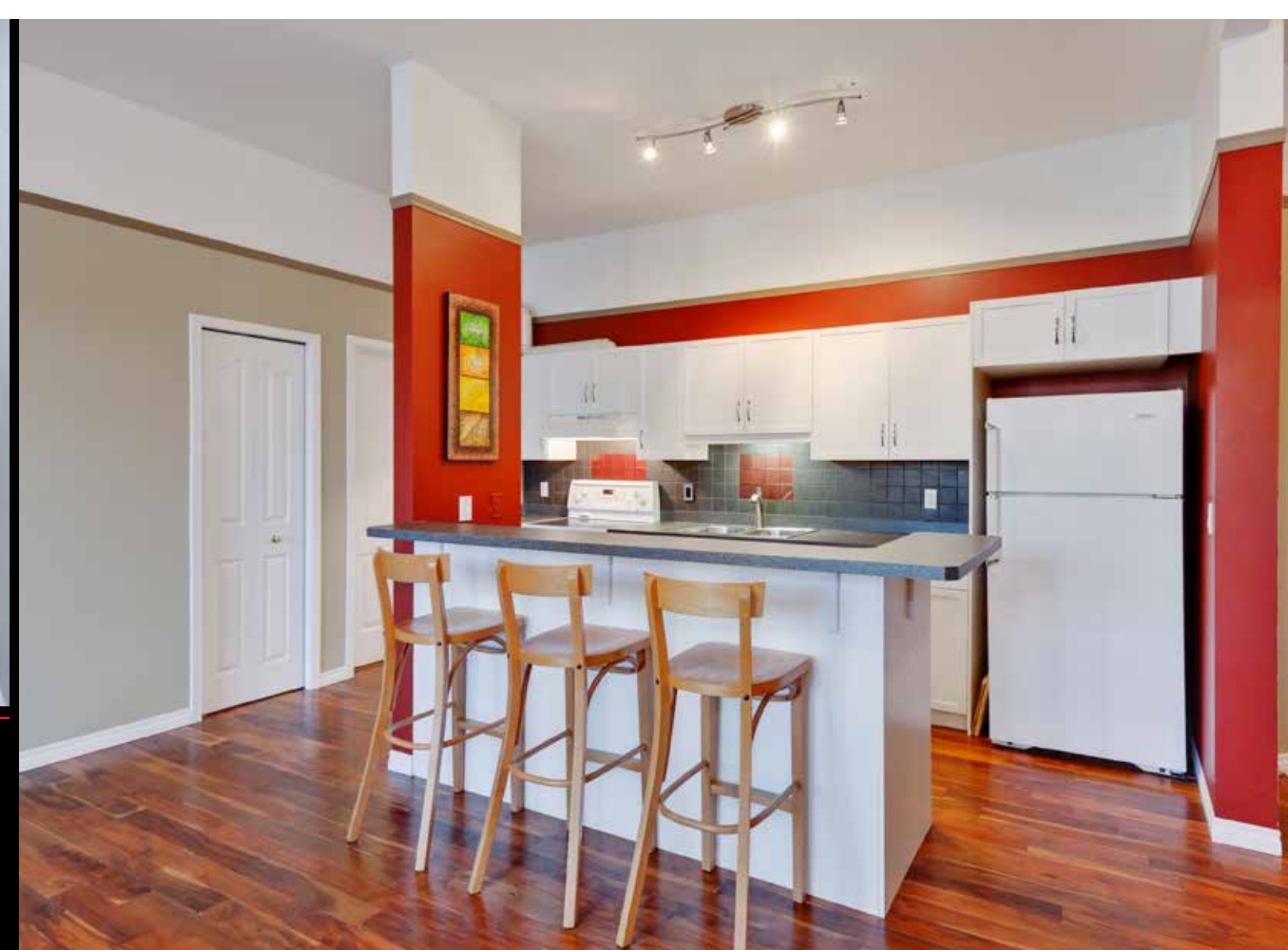
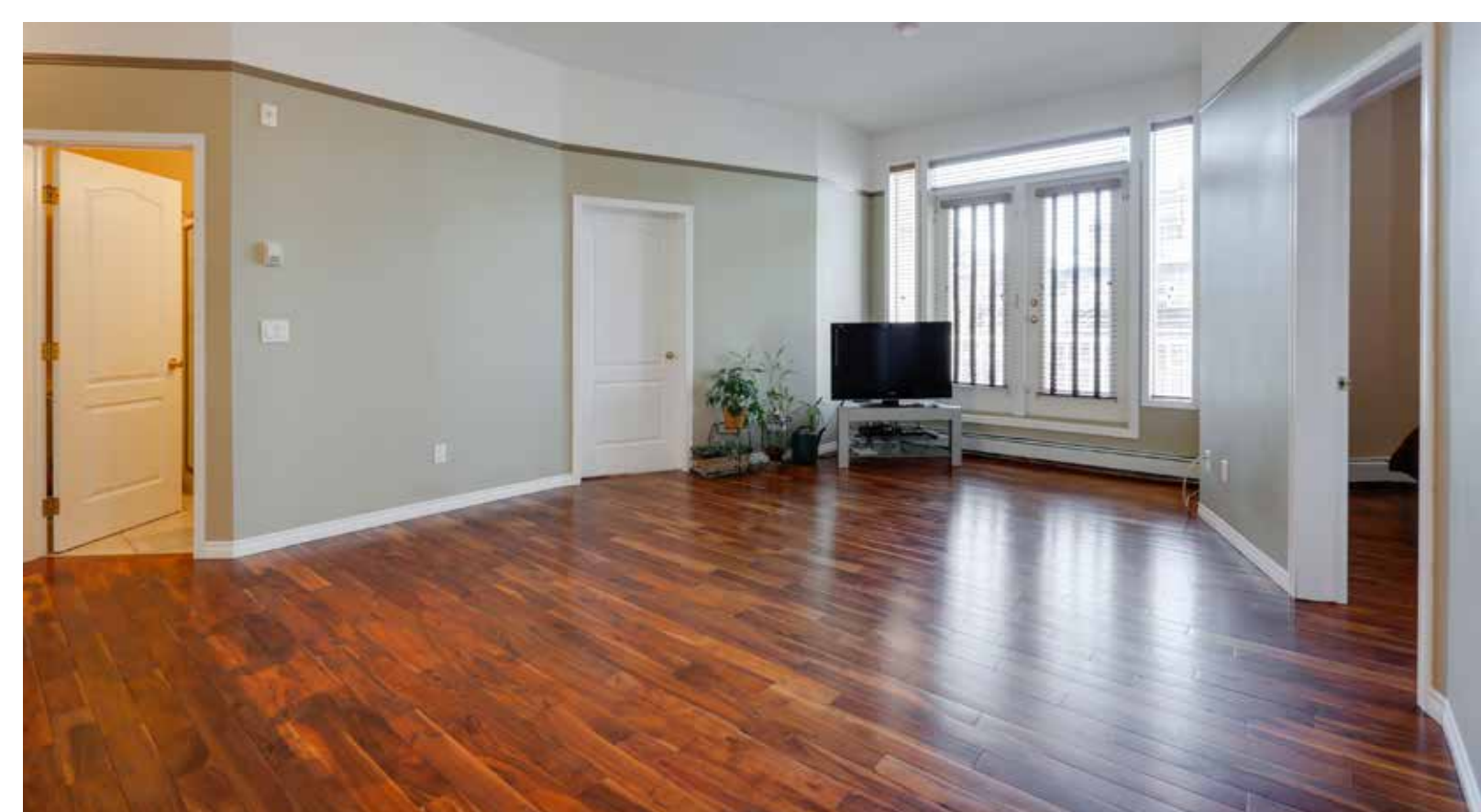


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Enjoy inner-city living in this beautiful 861 sq ft condo. 2 spacious bedrooms on opposite sides for added privacy - perfect for a roommate situation. The master has a walk-through closet leading to an en-suite bathroom with jetted tub, plus an additional full bath. The updated kitchen with island and bar provides plenty of counter and cabinet space, and overlooks the living area with french doors opening onto the west-facing patio to soak up the sun and enjoy the majestic views of Downtown! 10' ceilings & gorgeous walnut floors throughout, adding warmth and making the space feel huge! This unit also boasts in-suite laundry & loads of storage space plus an additional storage locker & heated underground parking! Well maintained building with low condo fees, a healthy reserve fund and new paint & carpets throughout. Ideally located within walking distance to the Stampede Grounds, trendy 17th Ave, transit & the Core. Library, tennis & playground/park across the street! Available for immediate possession!

