

**306, 335 Garry Crescent NE  
Calgary, Alberta**

**MLS # A2154003**



## \$174,900

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier		

**Inclusions:** N/A

Great Value & Affordable 700sqft Landmark Gardens Condo. Secured Heated Underground Parking. 1Bed/1Bath located just off McKnight Trail close to Deerfoot Trail, YYC Airport, Major Shopping Centers, City Transit, Community Recreational Facility, Parks, Off Leash Dog Park, Nose Hill & Bike Paths. Large Balcony with modern Frosted Glass Privacy Panel Railing highlight recent exterior building upgrades. Wood Burning Fireplace adds a unique & warm characteristic. Ample cupboard & counter space in the Kitchen, Dining area with Chandelier. 4pc bathroom. Secure Safe Building.