

#402,, 4554 Valiant Drive NW
Calgary, Alberta

MLS # A2171558



\$300,000

Division:	Varsity		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	888 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 714
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	SR
Foundation:	-	Utilities:	-
Features:	Bookcases, Crown Molding, Granite Counters, No Animal Home, See Remarks		

Inclusions: n/a

GORGEOUS recently UPDATED - 2 bedroom - 2 bathroom cond apartment in a very classic 7 sought after building in the heart of Varsity. WALKING distance to parks - tons of shopping and eateries PLUS University of Calgary. Great access to several major traffic arteries in all directions. THIS unit is a very bright and airy suite with some great views and lots of natural light. FROM the moment you step into the suite it feels like home - with the bright well lit hallway to both primary & secondary bedrooms & both bathrooms. Then you enter into the open, bright and airy living room with tons of light & a fireplace -- the dining eating area -- the functional kitchen with warm light wood cabinetry and with a good amount of storage and working counter space. THIS lovely home has just been fully painted and all new carpets -plus- it has granite counter tops plus iar conditioning. -- NOTE: call your favorite Realtor -or- call us for your personal viewing. DON'T miss out.