

# \$315,000 - 202, 2011 University Drive Nw, Calgary

MLS® #A2123329

## \$315,000

2 Bedroom, 2.00 Bathroom, 938 sqft  
Residential on 0.00 Acres

University Heights, Calgary, Alberta

Hello, Gorgeous! Welcome home to this 938 SQFT 2 bed, 2 bath second floor condo in the community of University Heights. Location is everything, with walking distance to LRT, shopping, restaurants and of course the University of Calgary, this condo is ideal for the student, investor, or anyone looking to move into this amenity rich neighbourhood with convenient access to the university and hospital!

Enjoy in-unit laundry (a huge laundry room with storage), spacious open concept dining room and living room, with even more space outside on your private covered balcony overlooking McMahon Stadium. Smart layout in the kitchen including stainless steel appliances and a pass through style breakfast bar with upper cabinets for additional storage!

Two spacious bedrooms, both with walk-in closets, and one with a 4 piece ensuite. An additional 4 piece bathroom and two storage closets complete the unit. The building is equipped with elevators, security system and provides visitor parking.

Condo fee includes: Caretaker, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal and Water.

Built in 1991



## Essential Information

MLS® #	A2123329
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	202, 2011 University Drive Nw
Community	University Heights
Condo	Laureate Place
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4T4

## Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground, Guest, Heated Garage, Stall
# of Garages	1

## Interior

Interior Features	Walk-In Closet(s), Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, Range Hood, Washer/Dryer Stacked
Heating	Hot Water
Cooling	None
# of Stories	8

## Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Concrete, Stucco

### **Additional Information**

Date Listed	June 28th, 2024
Days on Market	5
Zoning	M-H2

### **Listing Details**

Listing Office	Royal LePage Benchmark
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