



\$ 249,900.00

## 2504 72 AVENUE SE CALGARY

<https://paulbrinton.com>

Newer Build - Excellent Complex - Great Opportunity  
- Calgary has given the greenlight to the LRT Greenline project & this condo is walking distance to the planned stop. Great opportunity for Investors & Commuters! Bright! Inviting! Move in Ready! This Remarkable 2 Storey townhome is the one you've been waiting...

- 2 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

Image not found of type unknown



## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1162920

**Type:** Row/Townhouse

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 2000

**Parking:** Stall

**Post Updated:** 2021-11-21 00:09:05

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** None

**Exterior Features:** Private Yard

**District:** CAL Zone SE

**Inclusions:** Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings

**Lot Features:** Back Yard, No Neighbours Behind, Street Lighting

**Heating Type:** Forced Air, Natural Gas

**Flooring:** Carpet, Laminate, Linoleum

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home, No Smoking Home, Storage

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Levels:** Two



**Laundry features:** In Basement

**Zoning:** M-CG d60

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 236.20

**Title Land:** Fee Simple

**Photo Count:** 23

**Rooms Above Grade:** 4

**Unit Exposure:** S

**Construction Materials:** Vinyl Siding,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Range Hood,Washer,Window Coverings

**Living Area SF:** 1058.00

**Subdivision Name:** Ogden

**Structure Type:** Five Plus

**Restrictions:** None Known

