

\$315,000 - 91 Conroy Crescent Unit# 307, Guelph

MLS® #40761376

\$315,000

1 Bedroom, 1.00 Bathroom, 625 sqft

Single Family on 0.00 Acres

6 - Dovercliffe Park/Old University, Guelph, Ontario

Whether you're an investor looking for a reliable income property or a first-time buyer ready to get into the market, this 1-bedroom ground floor condo is the perfect choice. Situated right next to the University of Guelph and steps from Stone Road Mall, it offers unmatched convenience with shopping, dining, and transit all within easy reach. Tucked away in a quiet, nature-filled setting, you'll enjoy the best of both worlds, peaceful surroundings and quick access to everything you need. This CORNER UNIT includes a dedicated parking spot, locker and the condo fees cover all major utilities including building insurance, HEAT, HYDRO, and WATER, making budgeting simple and stress-free. For investors, the location ensures consistent rental demand and for first-time buyers, it's an affordable opportunity to own in one of Guelph's most sought-after neighborhoods. (id:6289)

Built in 1972

Essential Information

Listing #	40761376
Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Square Footage	625
Acres	0.00
Year Built	1972



Type	Single Family
Sub-Type	Condominium

Community Information

Address	91 Conroy Crescent Unit# 307
Subdivision	6 - Dovercliffe Park/Old University
City	Guelph
Province	Ontario
Postal Code	N1G2V5

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Conservation/green belt, Balcony, Laundry- Coin operated
Parking Spaces	1
Parking	Visitor Parking

Interior

Appliances	Refrigerator, Stove
Heating	Baseboard heaters
Cooling	None
# of Stories	1

Exterior

Exterior	Concrete, Metal
Construction	Concrete block, Concrete Walls

Listing Details

Listing Office	KELLER WILLIAMS INNOVATION REALTY
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