

# \$184,900 - 215, 335 Garry Crescent Ne, Calgary

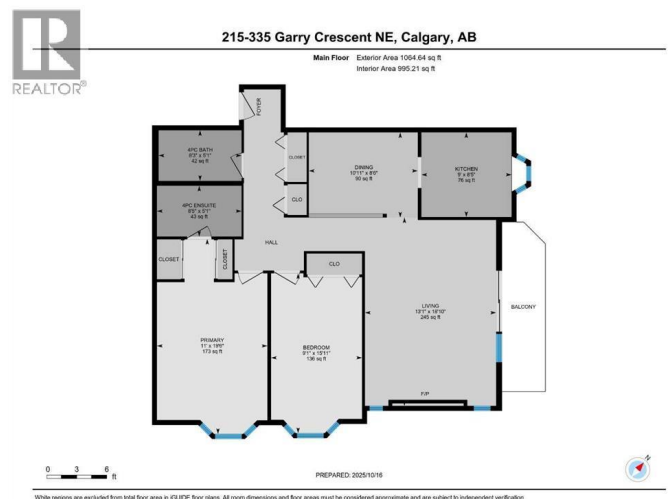
MLS® #A2264248

**\$184,900**

2 Bedroom, 2.00 Bathroom, 995 sqft  
Single Family on 0.00 Acres

Greenview, Calgary, Alberta

Discover Condo 215 at Landmark Gardens an updated 2 bed/2 bath corner unit with underground parking. Here are 4 things we LOVE about this home (and weâ€™re sure you will too): 1. A FLOORPLAN MADE FOR LIVING: Offering 995 SqFt with 2 bedrooms, 2 full bathrooms, large living room and dining room/flex space this is a full-size home! As soon as you enter, youâ€™ll be impressed with the natural light, spaciousness and liability of this condo. The living room easily accommodates your furnishings and is accented by a wood burning fireplace flanked by vertical windows on both sides to maximize the all-day natural light. The updated kitchen provided plenty of work/storage space while opening onto a good-sized dining area which could easily double as a home office depending on your needs/lifestyle. An over-size primary bedroom is perfectly equipped with walkthrough closet and 4-piece ensuite while the second bedroom is a great size as a kidâ€™s room or guest accommodation. 2. THE BUILDING: Landmark Gardens is a pair of well-maintained four-storey, concrete buildings built in the early 80â€™s. The complex underwent a massive (\$3M) exterior update completed in 2019 including new siding, insulation, vinyl windows, vinyl sliding doors and balcony railings. Condo fees (\$856.48/month) include all utilities aside from electricity/TV/Internet. 3. LOCATION, LOCATION, LOCATION: As the city continues to expand in all directions the convenience of



an inner-city neighbourhood is a breath of fresh air! You are 10 minutes to the Downtown core, a 10-minute bike ride to Laycock Park/playground which forms part of the Nose Creek Pathway system and a short drive to Deerfoot City with 50+ shops, services and restaurants. Commuting is a breeze with quick access to Centre Street and Edmonton Trail along with easy access to transit. 4. MORE THAN YOU EXPECT: From laminate flooring throughout to underground parking, updated kitchen, an abundance of in-suite storage, extra-long Southeasterly exposed balcony and a convenient central location this home check the boxes and is definitely worth your attention. (id:6289)

Built in 1980

**Essential Information**

|                |                    |
|----------------|--------------------|
| Listing #      | A2264248           |
| Price          | \$184,900          |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Square Footage | 995                |
| Acres          | 0.00               |
| Year Built     | 1980               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 215, 335 Garry Crescent Ne |
| Subdivision | Greenview                  |
| City        | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2K5X1                     |

**Amenities**

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Shopping                                             |
| Features  | PVC window, No Animal Home, No Smoking Home, Parking |

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings |
| Heating         | Baseboard heaters                                                             |
| Cooling         | None                                                                          |
| Fireplace       | Yes                                                                           |
| # of Fireplaces | 1                                                                             |
| # of Stories    | 4                                                                             |

### Exterior

|              |                        |
|--------------|------------------------|
| Exterior     | Concrete, Vinyl siding |
| Construction | Poured concrete        |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|



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