

# \$305,000 - 103, 2011 University Drive Nw, Calgary

MLS® #A2220502

## \$305,000

2 Bedroom, 2.00 Bathroom, 927 sqft

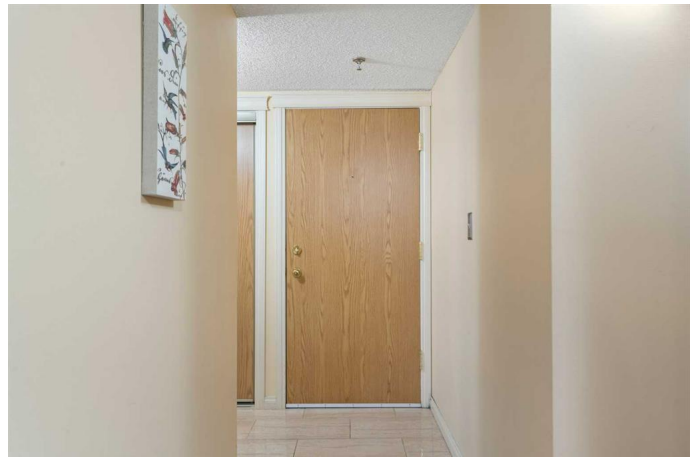
Residential on 0.00 Acres

University Heights, Calgary, Alberta

This well maintained first-floor condo offers over 900 sq. ft. of living space in a concrete building—an ideal opportunity for investors looking for strong rental potential in a high demand area. Located just a 5 minute walk to the University of Calgary, and close to the C-Train station, Foothills Hospital, Alberta Children's Hospital, SAIT, Market Mall, University District, Brentwood Mall, and McMahon Stadium. Downtown Calgary is only a 10 minute drive away, and public transit is right outside the building—making this a top choice for students, medical professionals, and commuters. The unit has been updated with newer flooring and fresh paint. It features a galley-style kitchen with plenty of cabinet and counter space, stainless steel appliances, and a spacious living room that opens to a private balcony with views of McMahon Stadium and Foothills Athletic Park. With two large bedrooms, each with walk-in closets, and an in-suite laundry room with extra storage, this unit is both practical and desirable for tenants. It also includes a heated underground parking stall (#29). Condo fees cover water, heat, sewer, garbage, underground parking, professional management, exterior maintenance, insurance, and reserve fund contributions.

Built in 1991

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2220502          |
| Price          | \$305,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 927               |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 103, 2011 University Drive Nw |
| Subdivision | University Heights            |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 4T4                       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 8   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Concrete, Stucco |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 23             |
| Zoning         | M-H2           |

### **Listing Details**

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

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