

# \$157,500 - 213, 333 Garry Crescent Ne, Calgary

MLS® #A2229353

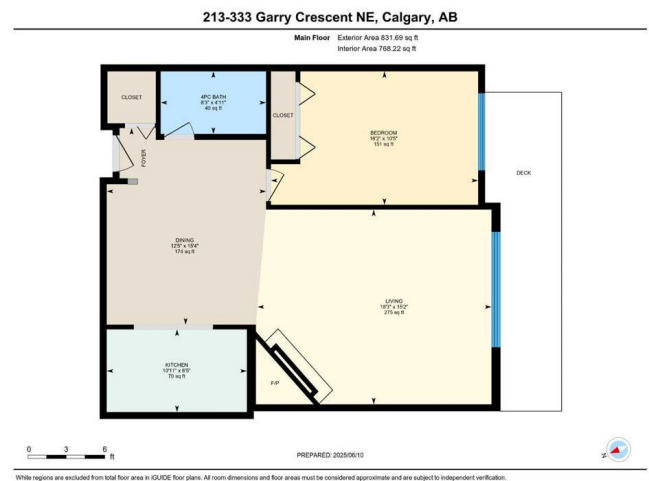
**\$157,500**

1 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.00 Acres

Greenview, Calgary, Alberta

Discover condo 213 at Landmark Gardens. A large, meticulously maintained one bedroom condo just 10 minutes to Downtown Calgary. Here are 4 things we love about this home (and weâ€™re sure you will too): 1. ROOM TO LIVE: Offering 768 SqFt of refined and functional living space, this is a full-size home! Walking through the front door, youâ€™ll be impressed with the open concept great room which offers space and flexibility for furniture placement depending on your needs and lifestyle. The oversize living room is accented by a large window and wood burning fireplace while the functional kitchen offers ample work/storage space while opening onto a nicely proportioned dining area. The bedroom accommodates your Queen-sized bedroom set with a good-sized closet with adjacent 4-piece bathroom. 2. THE BUILDING: Landmark Gardens is a well maintained four-storey, concrete building built in 1980. The building underwent a massive (\$3M) exterior update completed in 2019 including new siding, insulation, vinyl windows, vinyl sliding doors and balcony railings. Reasonable condo fees (\$652.09/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 and crown moulding through the principal rooms to removal of the awkward pony wall, underground parking, custom built-ins in the dining area and a good size southerly exposed balcony with built-in storage box. Every detail has been thoughtfully considered to create a space that is not only functional but feels like home.

Built in 1980

**Essential Information**

MLS® #	A2229353
Price	\$157,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	213, 333 Garry Crescent Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5W9

**Amenities**

Amenities	Coin Laundry, Secured Parking
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Parking Spaces	1
Parking	Stall, Underground

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	34
Zoning	M-C2

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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