

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

MLS® #A2229353

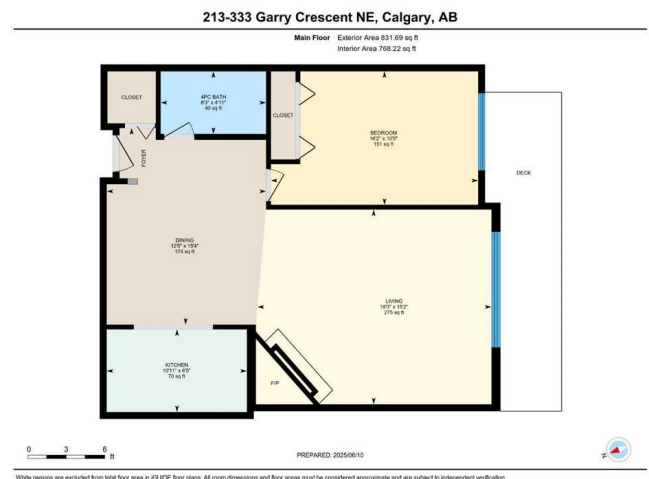
**\$157,500**

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 | Secured Parking, Coin Laundry |
|-----------|-------------------------------|

|                |                    |
|----------------|--------------------|
| 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 | 6               |
| Zoning         | M-C2            |

### Listing Details

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

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