\$298,000 - 103, 2011 University Drive Nw, Calgary

MLS® #A2220502

\$298,000

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 buildingâ€"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 Childrenâ€[™]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 buildingâ€"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	\$298,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	927
Acres	0.00
Year Built	1991
Туре	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	
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

Exterior

Exterior Features	Balcony
Construction	Concrete, Stucco

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Additional Information

Date Listed	May 15th, 2025
Days on Market	31
Zoning	M-H2

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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