\$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 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 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

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 52

Zoning M-H2

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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