

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

MLS® #A2220502

**\$298,000**

2 Bedroom, 2.00 Bathroom, 927 sqft

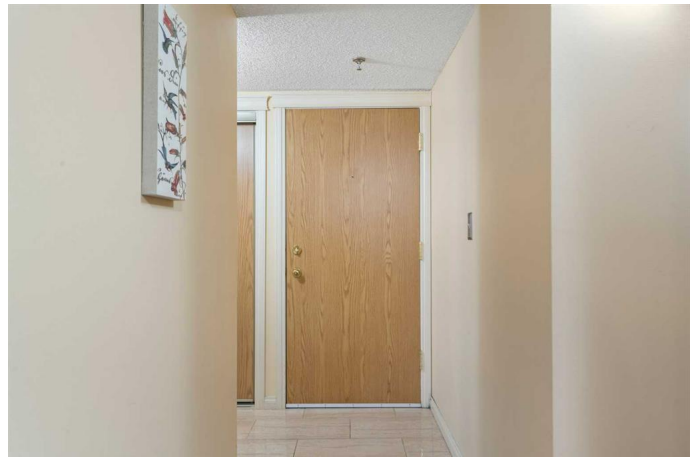
Residential on 0.00 Acres

University Heights, Calgary, Alberta

This well maintained first-floor condo offers over 900 sq. ft. of living space in a concrete 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	\$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	48
Zoning	M-H2

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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