

# \$155,000 - 316, 333 Garry Crescent Ne, Calgary

MLS® #A2257666

**\$155,000**

1 Bedroom, 1.00 Bathroom, 693 sqft

Residential on 0.00 Acres

Greenview, Calgary, Alberta

Great opportunity for first time buyers, down-sizers and Investors to own this 1-bedroom, 1-bathroom condo on the 3rd level of Landmark Gardens. Recent upgrades in the unit include fresh paint throughout, new flooring, new toilet, sink and vanity in bathroom. Bright kitchen with lots of cupboards and counter space, spacious living room with wood burning fireplace. New flooring throughout the unit. West facing balcony overlooks the courtyard. Assigned under ground parking. Laundry facilities on each floor. Building underwent exterior updates completed in 2019. These include new siding, insulation, vinyl windows, vinyl sliding doors and balcony railings. Condo fees of \$574.23 include all utilities except electricity, cable and internet. Easy access to transit, minutes to downtown Calgary as well as Calgary International Airport. Close to amenities, shopping and major routes. Vacant for quick possession.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257666  |
| Price          | \$155,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 693       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1980              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 316, 333 Garry Crescent Ne |
| Subdivision | Greenview                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2K 5W9                    |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Secured Parking |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Electric Stove, Refrigerator        |
| 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    | September 23rd, 2025 |
| Days on Market | 26                   |
| Zoning         | M-C2                 |

### Listing Details

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