

\$310,000 - 103, 2011 University Drive Nw, Calgary

MLS® #A2220502

\$310,000

2 Bedroom, 2.00 Bathroom, 927 sqft

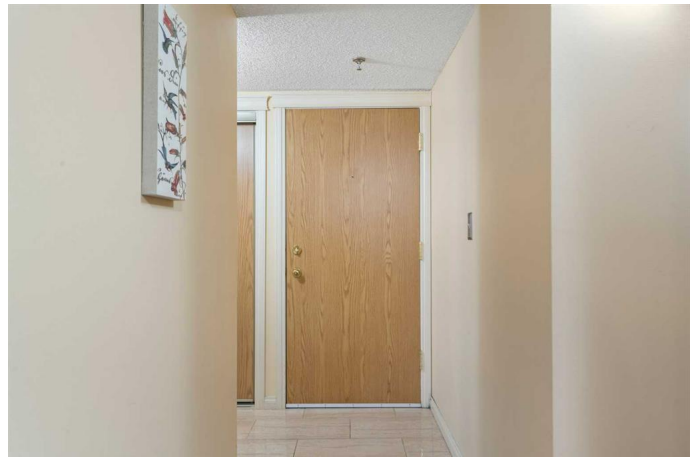
Residential on 0.00 Acres

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 | \$310,000 |
| 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 | 5 |
| Zoning | M-H2 |

Listing Details

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

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