

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

MLS® #A2220502

## \$310,000

2 Bedroom, 2.00 Bathroom, 927 sqft

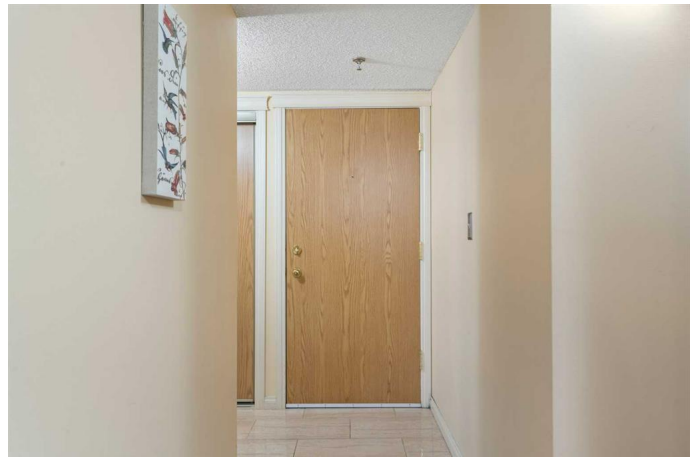
Residential on 0.00 Acres

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	8
Zoning	M-H2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.