

# \$305,000 - 702, 2011 University Drive Nw, Calgary

MLS® #A2222666

## \$305,000

2 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.00 Acres

University Heights, Calgary, Alberta

Discover Unit 702 at Laureate Place! This 7th-floor, 2-bedroom, 2-bathroom condo in a quiet concrete building offers over 900 sq ft in sought-after University Heights. Enjoy captivating McMahon Stadium and Foothills Athletic Park views from your private balcony.

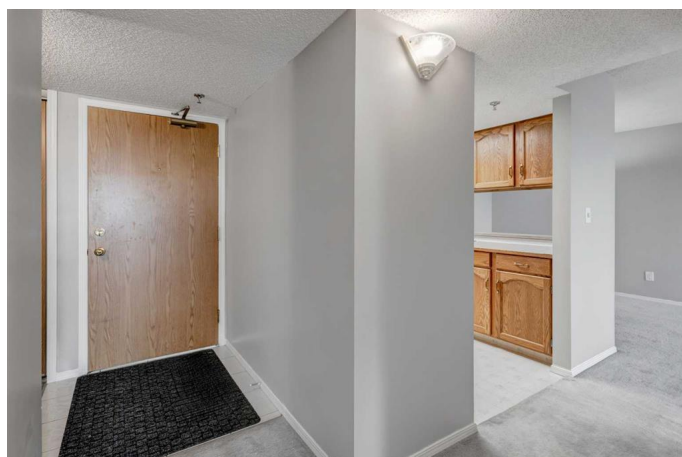
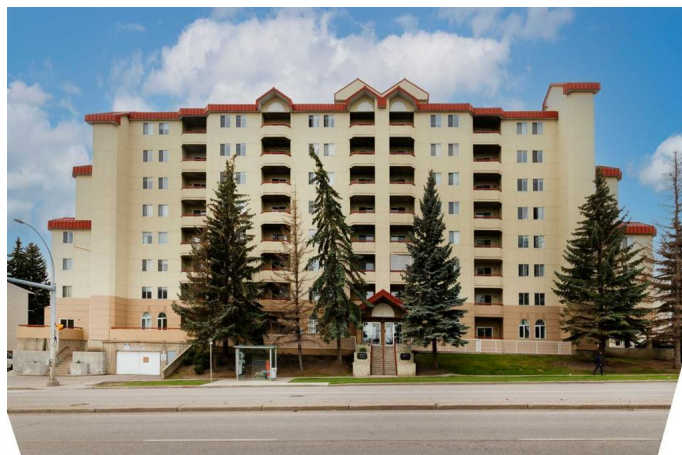
The bright living area features an open-style kitchen with included appliances (dishwasher, fridge, stove, washer, dryer), offering a fantastic canvas for your personalization. Both bedrooms boast spacious walk-in closets, with the primary bedroom featuring an ensuite bathroom. Convenience continues with in-suite laundry and a heated underground parking stall.

Live in a peaceful neighbourhood just steps from the University of Calgary, hospitals, SAIT, C-Train, shopping, and a quick 10-minute drive to downtown. Ideal for professionals, students, or investors looking to customize!

Built in 1991

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222666  |
| Price          | \$305,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 924       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1991              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 702, 2011 University Drive Nw |
| Subdivision | University Heights            |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N4T4                        |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 1                              |
| Parking        | Assigned, Parkade, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                             |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 8  |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Concrete, Stucco |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 30             |
| Zoning         | M-H2           |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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