



**\$399,900**

**MLS# 202604799**

**1 Bedroom | 2 Bathrooms | 1,271 Sqft**

If you are looking for a condo with the 'WOW' factor, look no further! Absolutely incredible City views! Almost 1300 sqft, 2 baths and 2 parking spots! Floor to ceiling windows across the entire condo! Flooded with sunshine! Overlooking the Exchange District from a birds eye view and on a clear day you can see all the way to the airport from your 17th floor private balcony! This modern and contemporary urban design is definitely impressive! Exposed duct work, concrete ceilings, and white oak floors through give this a very slick downtown vibe! 10 ft ceilings! Open concept kitchen with a large island with white gloss cabinetry! Dining room area! Large Living room with built in shelving!! Massive primary bedroom with tons of closet space with direct access to the balcony plus ensuite bath! Over 16,000\$ in upgrades and only 1 of 3 units like this in the building! In suite laundry plus a storage locker! This building has amenities galore! Roof Top entertaining area with Billiards, Lounge area, Party Room and Sun Deck! 24 hour Gym! Movie/Big screen theatre area! Steps away from Canada Life Center! Parking for 2 cars at no additional cost! This is an incredible opportunity as Sellers relocating and have to go! Don't miss out! - Dishwasher, Dryer, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings



For full listing details, please scan:



**Lisa Derenchuk**

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