

# 1,201 SQ. FT. CONDO AT THE 'VAULTS'

#3, 1750 120 AVENUE NE  
CALGARY, AB T3K 0R1

# FOR SALE



- Luxury Garage Condo
- Make Up Air with CO Monitor
- Fully Sprinklered
- 450 Sq. Ft. Mezzanine
- 16' W x 14' H Overhead Door
- IG Zoning

OFFERED AT  
\$459,000

Bennett Edwardson

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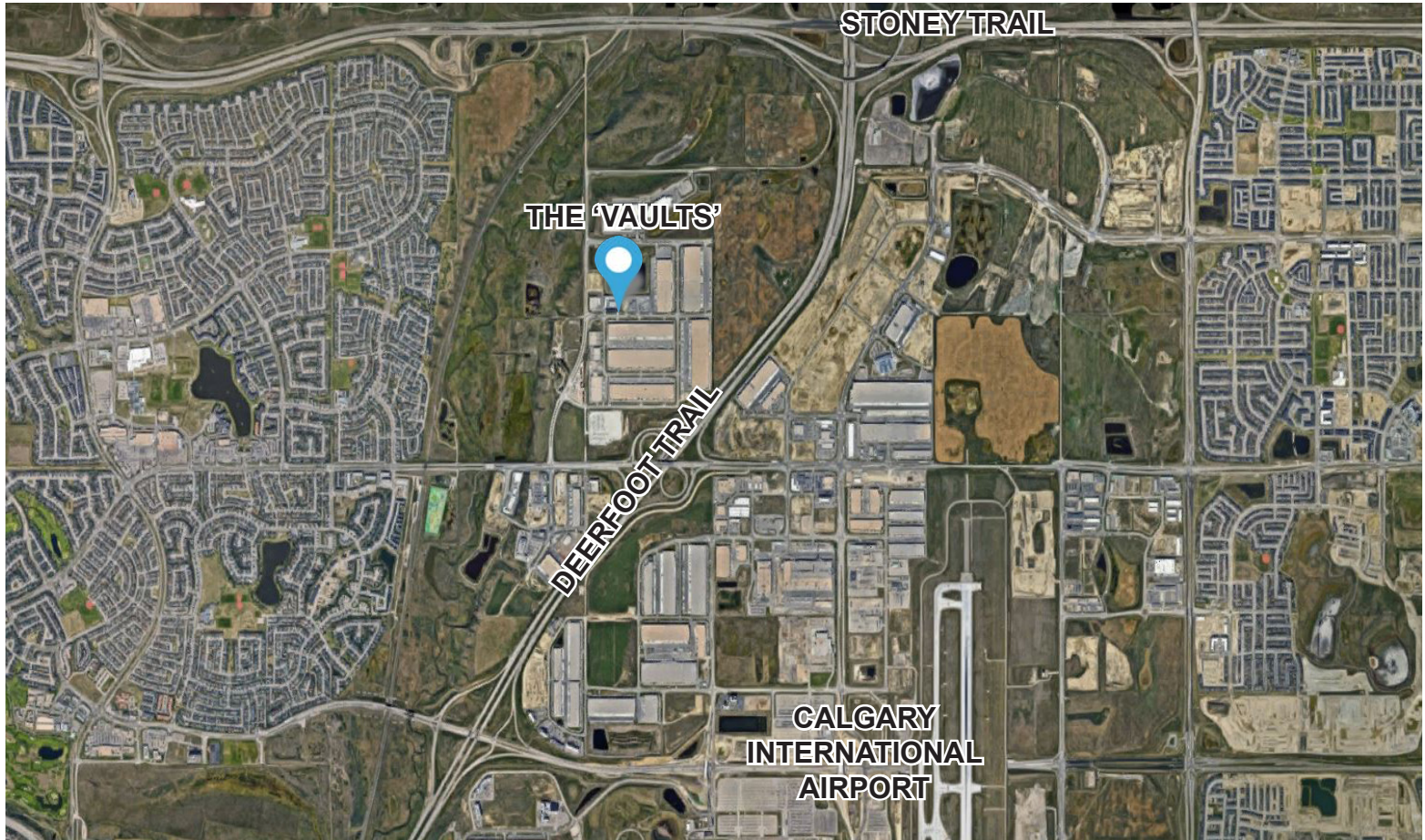
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**MANCHESTER**

PROPERTIES INC.

# PROPERTY SUMMARY



1,201 Sq. Ft. Foot Print

450 Sq. Ft. Mezzanine (TBV)

14' H X 16' W Drive In Door

Make Up Air

CO Monitor

Fully Sprinklered

27' Clear Ceiling Height

13' Clear Ceiling Height Under Mezz

Main Floor Half Bathroom

Washer and Dryer

Tiled Floor

Kitchenette

High End Steam Shower

Exclusive Clubhouse for Owners

Private Washbay for Owners

Condo Fees: \$3,131.76 (2023)

Property Taxes: \$8,719.54 (2022)

Sale Price: ~~\$475,000~~ Now \$459,000

## The Opportunity

This luxury 'Garage Condo' is located at the Calgary Flagship which was the VAULTS first location and development.

This complex offers security and privacy like no other development in Calgary. All Garage Condos face the interior courtyard which is accessed by massive over head doors. Truly an experience just driving into this development.

This unit has been finished with a tile floor on the main level. The main floor bathroom has a sink and toilet along with a washer and dryer. The Mezzanine level has a toilet, kitchenette area and a beautiful steam shower. The bay also features windows at the front that allow for lots of natural light in the space.

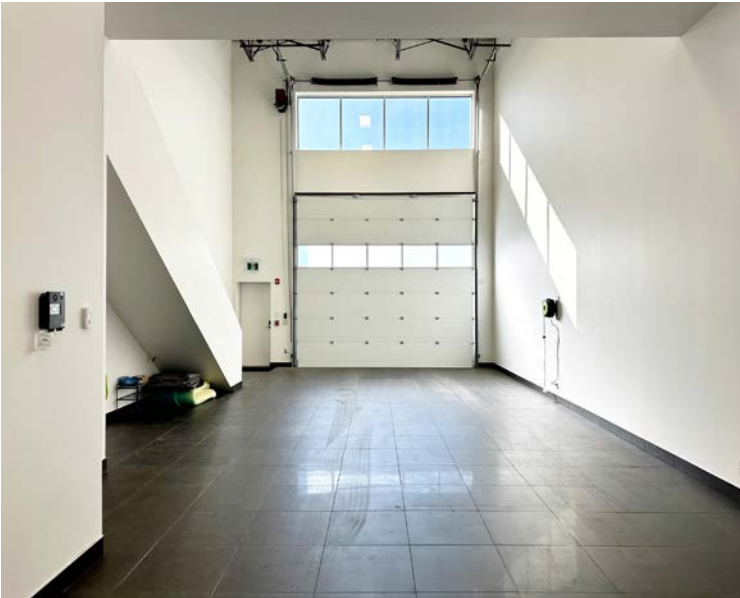
The bay is big enough to fit a large 'Motor Coach' or RV, or could accommodate 4 cars on the ground level. More vehicles could be accommodated with the proper use of vehicle lifts.

There is an Owners Exclusive Clubhouse and Private Washbay at this Vault development.

Quick access to Deerfoot, Stoney, and the Calgary International Airport.



# PHOTO SUMMARY



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# FOR MORE INFORMATION PLEASE CONTACT:

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