

# \$298,500 - 312, 355 Centre Street Nw, Langdon

MLS® #A2229643

## \$298,500

2 Bedroom, 1.00 Bathroom, 1,174 sqft

Residential on 0.04 Acres

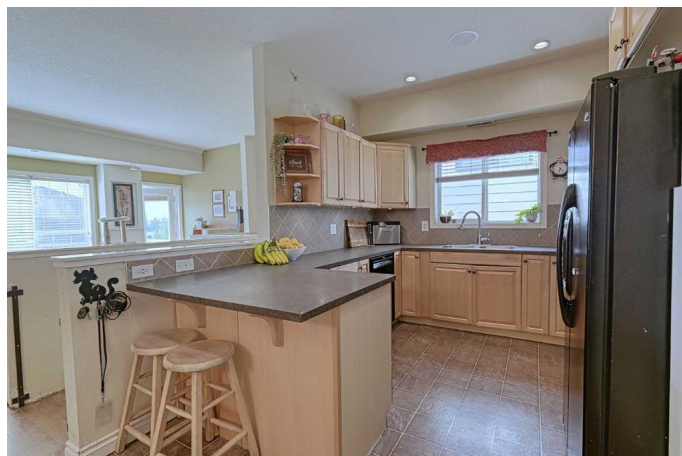
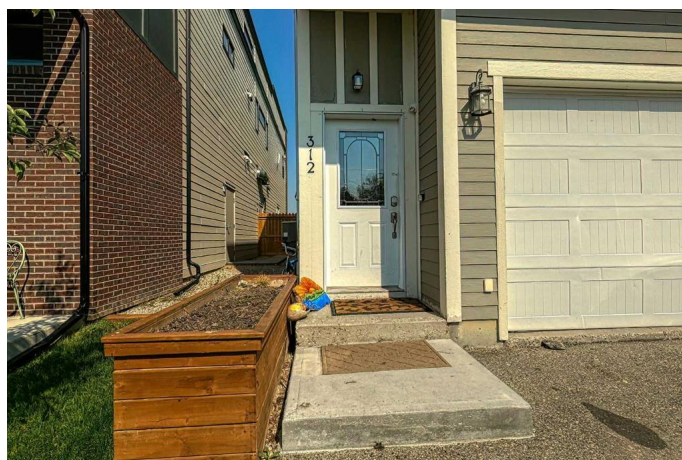
NONE, Langdon, Alberta

Great opportunity for investors or first time home buyers! This bright and spacious 2 bedroom condo offers 1,174 SF of living space with a double attached garage and central AC for those hot summer days. Featuring a well equipped kitchen, living room with cozy gas fireplace, spacious dining area and 2 large bedrooms which share a 5 piece bathroom. You will enjoy the balcony for summer cooking and convenient insuite laundry. Located in the quaint hamlet of Langdon and only a short distance to Calgary you will enjoy the peacefulness that a small town offers while you are just steps away from all the conveniences: Medical & Professional Center, cafes, dental, pharmacy, spas, barbershop and more, leaving you with the best of both worlds!

Built in 2007

### Essential Information

MLS® #	A2229643
Price	\$298,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,174
Acres	0.04
Year Built	2007
Type	Residential



Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	312, 355 Centre Street Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	10
Zoning	DC

## **Listing Details**

Listing Office	MaxWell Canyon Creek
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