

\$315,000 - 307 - 91 Conroy Crescent, Guelph (dovercliffe Park/old University)

MLS® #X12354553

\$315,000

1 Bedroom, 1.00 Bathroom,
Single Family

Dovercliffe Park/Old University, Guelph
(dovercliffe Park/old University), Ontario

Whether youre an investor looking for a reliable income property or a first-time buyer ready to get into the market, this 1-bedroom ground floor condo is the perfect choice. Situated right next to the University of Guelph and steps from Stone Road Mall, it offers unmatched convenience with shopping, dining, and transit all within easy reach. Tucked away in a quiet, nature-filled setting, youll enjoy the best of both worlds, peaceful surroundings and quick access to everything you need. This CORNER UNIT includes a dedicated parking spot, locker and the condo fees cover all major utilities including building insurance, HEAT, HYDRO, and WATER, making budgeting simple and stress-free. For investors, the location ensures consistent rental demand and for first-time buyers, its an affordable opportunity to own in one of Guelphs most sought-after neighborhoods. (id:6289)



Essential Information

Listing #	X12354553
Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	307 - 91 Conroy Crescent
Subdivision	Dovercliffe Park/Old University
City	Guelph (dovercliffe Park/old University)
Province	Ontario
Postal Code	N1G2V5

Amenities

Amenities	Park, Place of Worship, Schools, Public Transit, Visitor Parking, Storage - Locker
Features	Conservation/green belt, Balcony, Laundry- Coin operated
Parking Spaces	1
Parking	No Garage

Interior

Appliances	Stove, Refrigerator
Heating	Other Baseboard heaters
Cooling	None
Fireplace	Yes

Exterior

Exterior	Concrete Block, Steel
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Listing Details

Listing Office	KELLER WILLIAMS INNOVATION REALTY
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