

7/31/2020

**Park Plaza Condominiums  
1331 Park Avenue S.W.  
Albuquerque, New Mexico 87102**

**PLEASE NOTE: Sales and leasing arrangements are NOT handled through the Park Plaza Association Management Office. Please contact the owners/agents directly at the numbers given in the advertisement.**

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**For Sale**

**Unit #304 – WEST. Lovely one bedroom condo facing west in FABULOUS Park Plaza! Full balcony gives plenty of additional outdoor living/entertaining space to enjoy the fabulous trees and fresh air! Recent new stove and dishwasher in kitchen. So many amenities are included in the \$466.00 per month HOA fee: 24-hour courtesy monitoring, community social events, hospitality room, additional storage cubicle, gated and covered parking, bike racks, basic cable, ALL utilities, fully equipped 24/7 fitness center, heated outdoor pool, to name a few! Situated on the cusp of the ACC neighborhood, there is easy access to parks, shopping, restaurants, downtown night life, and Albuquerque Bio-Park all just minutes away! Showings will start May 1<sup>st</sup>. Please have your realtor contact Willie Butt at Uptown Realty, LLC, (505) 331-1150 to schedule a showing. This gem is priced well at \$149,000.00. MLS#966230.**

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**Unit #511 – EAST. For sale by owner. Cozy, remodeled 1 bedroom/1 bath home with fantastic downtown and mountain views. Full-size Park Plaza kitchen features granite counters, Frigidaire stainless steel appliances and lovely natural wood cabinets. The bedroom features a newly installed custom Elfa Classic Closet system for ease in organizing your wardrobe. With tiled floors throughout, a fully mirrored living room wall, and a full balcony overlooking the city lights, this 846 SF home is light, airy and feels huge—a beautiful way to enjoy Sandia sunsets. \$165,000, but discounted with cash offer. Contact Lettie Carpenter at 238-0259 or [LettieCarpenter@SellersBuyersNM.com](mailto:LettieCarpenter@SellersBuyersNM.com)**

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**#512 – East, Mountain View \$168,000. Gorgeous view. 1 bedroom, 1 bath with large balcony. Includes all Park Plaza Amenities. Buyers' brokers welcome. Pictures and more information at <http://nonesuch.wixsite.com/pp512forsale>. Currently rented so scheduling showings for serious buyers only at this time. Please email [diana.farrelly@gmail.com](mailto:diana.farrelly@gmail.com) or call/text Diana at 505-401-4290.**

**For Lease**

**Unit #304 – WEST. This charming one bedroom one bath condominium home features large Saltillo tile flooring throughout and a lovely dark wood floor in the bedroom. So many advantages including a walk-in closet, extra shelving and cabinets for storage, a full length door mirror and tasteful drapes in the bedroom and the living room. The galley kitchen has track lighting and stainless steel refrigerator and dishwasher. The bathroom vanity is picturesque with a wood framed mirror hanging above it. From the comfort of the balcony, you can enjoy evening sunsets over the west mesa as well as morning coffee listening to birds singing. This home is available now for \$1,195.00 per month and a security deposit of \$1,195.00. There is a \$40.00 application fee. No dogs or cats permitted. All of Park Plaza's amenities listed below are available for your enjoyment. For more information and to schedule your personal tour, call Melissa Benevegna at 505-227-4232 or email her at [melissa@thunderbirdproperties.com](mailto:melissa@thunderbirdproperties.com).**

**Park Plaza Amenities**

**INCLUDES: ALL UTILITIES, BASIC CABLE TV, GATED & COVERED PARKING, CONTROLLED ACCESS ENTRY, INDIVIDUAL STORAGE BINS, LAUNDRY ROOM ON EACH FLOOR, HEATED POOL, FITNESS CENTER, THREE ELEVATORS, HOSPITALITY ROOM, LIBRARY/CONFERENCE ROOM WITH COMPUTERS, PATIO DINING AREA WITH BBQ GRILL, 24 HOUR COURTESY PATROL.**

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