



GRASSROOTS
REALTY GROUP

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108, 1528 11 Avenue SW
Calgary, Alberta

MLS # A2215720



\$238,800

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	776 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: n/a

Welcome to Barcelona in Sunalta! This open plan suite offers a modern, flexible layout and massive 500+ sq ft private patio - perfect for those that enjoy the outdoors & entertaining. Beautiful laminate wood floors run throughout the space and are accented by stylish double French doors leading into the master bedroom. The spacious kitchen features maple cabinetry, and plenty of countertop space. Additional features include a 4-piece bathroom, in-suite laundry, a corner wood-burning stone fireplace & mantel, bike storage and a secured, underground parking stall with included storage lockers. Within easy walking distance to restaurants, cafes, the Sunalta LRT station with easy access to downtown and only a half block to playgrounds & parks.