



**GRASSROOTS**  
REALTY GROUP

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203, 1710 11 Avenue SW  
Calgary, Alberta

MLS # A2215863



**\$240,000**

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	668 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: none

Welcome to Unit 203 at 1710 11 Ave SW &ndash; a beautifully updated 2-bedroom, 1-bath apartment that combines comfort, convenience, and modern flair. Freshly painted throughout with brand new plush carpeting, this bright and inviting space is move-in ready. The sleek kitchen features updated quartz countertops and ample cabinet space, perfect for cooking and entertaining. The open-concept living and dining area offers a seamless layout with large windows for plenty of natural light and access to your private balcony &ndash; an ideal spot to relax or enjoy your morning coffee. Both bedrooms are generously sized, and the full 4-piece bathroom is fresh and well-maintained. You'll also appreciate the convenience of in-unit laundry with almost new washer and dryer, a rare find at this price point! Located just steps from the Sunalta LRT station, and close to parks, schools, downtown, and the shops and restaurants of 17th Ave. Plus, heat, water, and sewer are included in the condo fees &ndash; helping you stay on budget. Perfect for first-time buyers, or savvy investors, this unit offers all the essentials in a central, walkable location &ndash; without breaking the bank!