



**GRASSROOTS**  
REALTY GROUP

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101, 1719 11 Avenue SW  
Calgary, Alberta

MLS # A2216576



**\$264,900**

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,007 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 863
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** Window coverings

Welcome to this beautifully updated 2-bedroom condo situated in the heart of Sunalta, one of Calgary's most vibrant and accessible communities! This spacious, above-ground unit offers over 1,000 square feet of contemporary living space. The open floor plan offers a welcoming, comfortable living space filled with natural light. Both bedrooms are exceptionally spacious, easily accommodating king-sized beds. Enjoy the convenience of in-suite laundry and ample storage space. Relax on your private balcony, perfect for enjoying quiet evenings or morning coffees. The building itself has excellent curb appeal and has been meticulously maintained. The assigned parking stall is located conveniently at the rear of the building. Ideally located just steps away from the Sunalta LRT station, this condo puts trendy restaurants, popular breweries, scenic parks, and vibrant 17th Avenue within easy walking distance. This property is pet-friendly (with board approval). Don't miss your opportunity to call this stunning Sunalta condo home!