



**GRASSROOTS**  
REALTY GROUP

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304, 1515 11 Avenue SW  
Calgary, Alberta

MLS # A2218134



**\$360,000**

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	931 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Amazing opportunity to own a well maintained condo unit in the sought-after community of Sunalta. This 2 bedroom unit features ample natural sunlight from the private balcony and large dining windows. Easily entertain in an open concept floorplan with a large kitchen island that can seat guests while cooking in the beautiful kitchen. The dining area has a large window that can double up as a workspace for the WFH individuals. The primary bedroom is spacious, complete with its own full bathroom and a large walk-in closet with a his and hers side. The second bedroom is perfect as a guest bedroom and has a bathroom next door. Laundry and additional storage are conveniently within the unit. This unit is conveniently located close to all the bustle and great restaurants along 14th St and 17th Ave. Be close to a lively nightlife or hang out in the quaint streets of Kensington. Easily access downtown via car or take the train from Sunalta train station. Schedule your visit with your realtor to see this&nbsp;Sunalta&nbsp;gem!