



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

305, 1829 11 Avenue SW
Calgary, Alberta

MLS # A2258372



\$225,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	739 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 696
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Storage		

Inclusions: N/A

Introducing a fantastic chance to call Kings Manor home! This bright and inviting 3rd floor condo offers 2 bedrooms, 1 bath, and an in unit a storage room. Location? ?? Just blocks from the Sunalta LRT, with an easy commute downtown! Inside, you'll love the updated vibe, patio doors to your private balcony, granite countertops, ceramic tile backsplash, a deep country-style sink, and crisp white cabinets that actually fit all your stuff. Both bedrooms are a great size, and the bathroom is finished with a raised sink on granite counters for that extra touch of style. Step outside and you're surrounded by caf  s, parks, and shops, everything Sunalta is known and loved for. Whether you're a first-time buyer, investor, or just someone who wants to live close to it all, this condo deserves a spot on your must-see list. Bonus: no post-tension building with a healthy reserve fund. And of course, this unit comes with its own assigned covered parking stall!