



**202, 1613 11 Avenue SW
Calgary, Alberta**

MLS # A2259885



\$185,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	528 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 539
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		
Inclusions:	N/A		

A great opportunity to get into the market with this amazing condo, equipped with everything you need. Located in the established community of Sunalta, this unit is walkable to so many amenities, including restaurants, breweries, parks, and the highly sought-after Sunalta Elementary School. The brand-new Sunalta Community Hub is just steps away, offering many community events throughout the year and providing residents with a strong sense of community. Sunalta Station is less than a five-minute walk, offering easy access to downtown and around the city. If transit isn't your jam, the unit also comes with assigned parking. Inside, the unit features in-suite laundry (washer and dryer) and an open-concept kitchen with new stainless steel appliances. Both the bedroom and bathroom are spacious and finished with newer updates. This unit has everything an investor or first-time buyer is looking for!