



**GRASSROOTS**  
REALTY GROUP

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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
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt/Gravel
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 539
LLD:	-
Zoning:	M-H1
Utilities:	-

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!