



**309, 1602 11 Avenue SW
Calgary, Alberta**

MLS # A2267108



\$209,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	521 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Storage, Wood Counters		

Inclusions: Shelving in storage room, shelves in bedroom, outside lighting

Welcome to this fully updated top floor unit that features 521 square feet and is situated in the central and amenity-rich community of Sunalta. This 1 bedroom, 1 bathroom condo is located in a quiet concrete building and features low condo fees, offering the perfect opportunity for first-time buyers or investors. A dedicated entryway greets you as you enter the home and resilient luxury vinyl plank flooring flows throughout the unit. The home offers an open-concept layout with South-facing exposure that floods the space with natural light throughout the day. The beautifully updated kitchen offers stainless steel appliances, including a brand new fridge, subway-tile backsplash, a large peninsula with a breakfast bar for additional seating, bamboo countertops, and a wall of cabinetry with ample storage. The kitchen overlooks the living and dining areas - making this the perfect space for entertaining friends and family. The spacious bedroom can accommodate a king-sized bed and offers a large open double closet. The updated 4-piece bathroom features a floating vanity, a deep bathtub, and subway tile backsplash throughout. The spacious and covered South-facing balcony offers the perfect space to enjoy the warmer summer months and has plenty of room for a barbeque and patio furniture. Additional features that round out this unit include updated lighting throughout, high speed fibre-optic internet (perfect for working from home), an in-unit storage room, a separate large storage locker, and secure underground parking to keep your vehicle safe and out of the elements. The building offers its own sauna and bike storage and has been well-managed and maintained, with extensive recent renovations throughout. This pet-friendly building only requires condo board approval. Centrally located in the heart of Sunalta, this property offers the perfect walkable location

and is only a short walk to nearby public transit, breweries, restaurants, cafes, shopping, and entertainment. Daily commuting is easy with only a 2 minute walk to the Sunalta LRT station and quick driving access to 14th Street. Don't miss out on this incredible value and opportunity in Sunalta!