



GRASSROOTS
REALTY GROUP

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310, 1735 11 Avenue SW
Calgary, Alberta

MLS # A2267654



\$295,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions:	NA
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Enjoy the best of downtown living in this bright and spacious 2-bedroom, 2-bathroom condo featuring modern upgrades and an open layout filled with natural light. The main living area showcases laminate flooring and neutral tones, while the bedrooms offer cozy comfort with soft carpeting. The inviting living room opens to a large balcony—perfect for relaxing or entertaining—and flows seamlessly into a separate dining area. The generous primary bedroom includes a full ensuite with a jetted tub and plenty of closet space. A second bedroom, full bathroom, and large in-suite storage room complete this well-designed home. Additional features include secure FOB key access throughout the building and parkade, plus an assigned underground parking stall for added convenience. The pet-friendly WESTPORT building is ideally located close to parks, walking paths, a playground, and the LRT. Recent updates include a new asphalt shingle roof completed in 2024. Experience the perfect blend of urban lifestyle and peaceful surroundings in this ideal downtown retreat!