



32, 1703 11 Avenue SW
Calgary, Alberta

MLS # A2276098



\$169,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sunalta | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 514 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Flat, Membrane | Condo Fee: | \$ 451 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco, Wood Frame | Zoning: | M-H1 |
| Foundation: | - | Utilities: | - |
| Features: | Quartz Counters, Vinyl Windows | | |

Inclusions: N/A

Inner-City Living in Sunalta | Pet Friendly | Airbnb Friendly Welcome to this bright and modern 1 bed, 1 bath condo perfectly situated in the highly desirable community of Sunalta. New windows, Vinyl Flooring, Quartz Counters and newer appliances. Located just steps from the Sunalta C-Train Station and the vibrant shops, cafés, and entertainment along 17th Avenue SW, this property places you right at the center of Calgary’s most dynamic urban lifestyle. Pet-friendly (up to 2 pets per unit; dogs under 50 lbs). In unit washer and dryer can be installed. Board will provide guidelines. Book a showing today!