



201, 2010 11 Avenue SW  
Calgary, Alberta

MLS # A2285145



**\$162,987**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	489 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Assigned, Off Street, Parking Lot, Stall		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

Location is unbeatable - steps from a park with easy access everywhere. An excellent opportunity to own your initial home with the nearby LRT, shopping, recreation, Step up and feel all the energy of the vibrant Sunalta neighborhood, with the Calgary Tennis Club just blocks away. This upper-level, second-floor walk-up is a perfect opportunity to start your real estate investment career or own a cozy home in a prime location. Enjoy the convenience of an open kitchen with ample cabinetry and generous counter space, Your new home is ideal for entertaining and sharing daily moments while overlooking the versatile flex room from the kitchen. The generously sized bedroom is paired with a functional bathroom, making your home a home to call your own. Incredible value &ndash; drive buy and check it out at 2010 11 Ave SW.