



**302, 1833 11 Avenue SW
Calgary, Alberta**

MLS # A2286301



\$210,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	542 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 606
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions: TV wall mount in bedroom

PRICE REDUCTION! OPEN HOUSE SATURDAY MARCH 28TH 1PM-3PM. Welcome to this stylish, move-in ready 1 bedroom, 1 bathroom, pet friendly condo in the heart of desirable Sunalta. Offering a bright and functional open layout with IN SUITE LAUNDRY, updated fixtures and faucets, a brand-new fridge, sunny private balcony complete with bench storage and a gas hookup for a BBQ. This unit includes 1 HEATED UNDERGROUND PARKING, elevator access, and CONDO FEES INCLUDE ALL UTILITIES. Perfectly positioned just steps to the Sunalta LRT Station, walking distance to the shops, cafes, and restaurants along 17th Avenue SW, close to downtown, parks, and the Bow River pathway system, making it an ideal opportunity for first-time buyers, investors, or anyone seeking convenient inner-city living.