



102, 1602 11 Avenue SW
Calgary, Alberta

MLS # A2291239



\$225,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	705 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: N/A

WHY PAY RENT?! Conveniently located in the heart of popular Sunalta in a quiet concrete building, just steps from the C-Train station and within walking distance of numerous breweries, pubs, restaurants, and cafes, this stylish 2 bedroom end-unit condo offers exceptional value! Renovated throughout, it features an efficient galley-style kitchen with granite counters, maple cabinets, and newer stainless steel appliances including a Miele dishwasher, along with an adjoining dining area and bright living room. Both bedrooms are generously sized, and the renovated bathroom features a deep soaker tub. You'll love the convenience of in-suite laundry with newer front-loading machines, plus plenty of storage with several large closets and an underground storage locker. A rare highlight is the private fenced 10x11 patio/yard that opens onto another fenced area, creating a unique outdoor space to enjoy. The unit also includes a secure heated underground parking stall! This pet-friendly building (with board approval) offers amenities including an enclosed bike storage room, his-and-hers saunas, underground storage lockers, and underground parking, and is responsibly managed with a reasonable condo fee that includes heat and water. Call your favorite Realtor to arrange a private viewing!