



302, 1613 11 Avenue SW
Calgary, Alberta

MLS # A2297004



\$149,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	529 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Brick, Stucco, Wood Frame, Wood Siding

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 539

LLD: -

Zoning: M-H1

Utilities: -

Inclusions: None

This third-floor apartment features modern stainless steel appliances, a commercial-style hood fan, and sleek cabinetry with open shelving. Contemporary flooring and soft light-blue walls create a bright and inviting living space. Enjoy a north-facing balcony with panoramic views toward West Downtown. The location is ideal—you're far enough from downtown and 14th Street to avoid the noise, yet close enough to walk to nearby amenities. Coin-operated laundry is available on-site, and one outdoor parking stall is included. Come see your new home in Sunalta today!