



301, 2020 11 Avenue SW
Calgary, Alberta

MLS # A2299543



\$207,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	560 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 481
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: NA

Welcome home! This 3rd floor, 1 bed, 1 bath home is situated perfectly for those who work downtown, and want to be close to all Calgary has to offer. With nearby transit, shopping, and street parking for guests, it makes a great launchpad for your weekend, or a great starting point before the work week. Entering the home, your stacked in-unit washer and dryer are to your right, further down the hall is the 4 piece bathroom, and the primary bedroom that could fit a king sized bed and a dresser. Or, if you need more storage, a queen sized bed and a large dresser! Emerging from the bedroom, you'll find the open layout kitchen and living room. The kitchen has lots of cabinet space, and a space-saving folding table attached to the island for maximum function and comfort. The living room is huge and ready for whatever you need, gym? Easy. Board game setup? Done! The possibilities are endless. The balcony is right out the sliding door, and lends space for a BBQ. On the 2nd floor, you'll find the dedicated storage room, in case you have seasonal decorations you want tucked away. Your parking stall is located outside on the back of the building, and gives quick alley access to get you where you need to go. Out front of the building is public angled parking. This is a very well maintained building, with a very well run condo corporation and reasonable fees. Call your favourite agent for a private viewing!