



**GRASSROOTS**  
REALTY GROUP

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32, 1703 11 Avenue SW  
Calgary, Alberta

MLS # A2303043



**\$159,900**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 451
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** Fridge, Stove, Washer/Dryer combo, Hoodfan,

Welcome to this thoughtfully refreshed 1 bed, 1 bath condo in the heart of Sunalta—just steps to the C-Train and minutes from 17th Ave’s shops, restaurants, and nightlife. This move-in ready unit features practical updates for everyday living including new windows, vinyl flooring, quartz countertops, updated bathroom, freshly painted ceiling, and a brand new in-unit washer/dryer combo for added convenience. Pet-friendly (up to 2 pets, dogs under 50 lbs) and Airbnb-friendly, making it a great option for both first-time buyers and investors. Building is well managed with all the major work completed recently including; all windows and sliding doors replaced, new roof, east side stucco, and new boiler in 2022. Upcoming work scheduled is building a fence and removing all carpet and installing tile floor in the public areas. Unbeatable location. Strong rental potential. Call your favorite Realtor and book your showing today!