



**314, 1602 11 Avenue SW  
Calgary, Alberta**

**MLS # A2163054**



**\$239,900**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 373
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** None

TOP-FLOOR beautifully renovated condo in Sunalta's West Village. Here's your chance to own a fully renovated top-floor 1 BED + DEN + 1 BATH condo in the vibrant West Village community of Sunalta. This WONDERFUL starter or downsizing home or investment property is located in a PRIME LOCATION is next to Sunalta Park and the new Community Hub, just one block from the West LRT, two blocks from the river pathways, and close to many new restaurants and breweries along 17th Ave SW. The entire building's interior common areas have been renovated in the past two years, featuring new lighting, ceilings, walls, trim, doors, hardware, vinyl plank flooring, commercial-quality baseboards, basement washrooms, and an updated laundry room. The STYLISH new lobby includes a feature wall. The complex offers underground assigned heated parking, dedicated storage locker, secure bike storage room, and upgraded parkade lighting enhance the convenience and security of this building. Additional features include an elevator, smart card shared laundry, camera security system, door security and intercom with Amazon delivery integration, and a new 6 ft. security fence at the rear of the building. Telus Fiber high-speed Internet is available throughout, and there are six outdoor visitor parking spots, and this well-managed building boasts a large reserve fund. The location is ideal, being half a block from the West LRT, adjacent to Sunalta Park and the new Sunalta Community Hub, and just a couple of blocks from river pathways and 12th Ave. bike trails. It is also close to new condo complexes with restaurants and cafes at 14th Street and 10th Avenue, and just a few blocks from the Calgary Tennis Club. The beautiful condo itself features low condo fees and offers a spacious TOP-FLOOR unit with a large glass balcony and brand NEW patio

floor tiles providing beautiful views of Sunalta Park. The kitchen is generously sized with ample white cupboards, counter space, NEW quartz countertops, NEW subway tile backsplash, a double stainless-steel sink, and stainless-steel appliances. The unit includes a convenient in-suite storage room (which is large enough to use as a home office) and has been fully renovated with NEW paint, baseboards, LUXURY wide plank vinyl plank flooring throughout, and newly painted interior doors with brushed nickel hardware. The updated beautiful bathroom offers a refinished bathtub and tile with a hi-gloss white finish, NEW rain shower faucet, NEW bathroom vanity, sink, and faucet. This STUNNING condo in a well-managed building with strong financials and an active community can be yours today!! Don't miss this opportunity to live in a vibrant neighborhood with all the conveniences at your doorstep. CALL TODAY to schedule a viewing and make this beautiful condo YOUR NEW HOME!!