



401, 1817 11 Avenue SW
Calgary, Alberta

MLS # A2171747



\$246,800

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	776 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 730
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Open Floorplan, Stone Counters		

Inclusions: All Window Coverings

Great opportunity for Investors or First Time Homebuyers. This spacious 2 bedroom, 1 bathroom apartment in the highly sought after community of Sunalta has been meticulously maintained through the years. It has a fresh coat of paint, an updated bathroom and is ready for you to move in. It's proximity to the Sunalta LRT Station and downtown make it a great investment property as well as young professionals and first time homebuyers. For the outdoor enthusiast, numerous parks and the Bow River Pathway system are within a few blocks. For the young family, nearby Sunalta Elementary School was the 4th ranked Elementary School in Calgary in 2023. As soon as you enter this apartment, you will appreciate the open floorplan. It boasts a large kitchen with Stainless Steel Appliances and Stone Counter Tops and a large living area with wood burning fireplace. On those warm summer evenings, you can relax on the top floor balcony overlooking a picturesque street with large mature trees. On the cold winter evenings, cuddle up in front of the wood burning fireplace. This unit has a large primary with conveniently attached walk in closet and laundry. A second bedroom and recently updated bathroom complete this well designed unit. It also comes with one assigned covered parking stall and there is street parking available out front. Units like this usually move quickly so contact your favorite REALTOR for a showing today.