



401, 1833 11 Avenue SW
Calgary, Alberta

MLS # A2192055



\$309,999

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	937 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 975
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

Rare opportunity to own a mostly RENOVATED, TOP FLOOR, Sunalta apartment END UNIT with 2 FULL bathrooms, 2 bedrooms AND a LOFT, plus an UNDERGROUND parking stall, fireplace, in-suite LAUNDRY, and a covered, SOUTH facing balcony with a GAS LINE! You'll want for nothing in this truly special unit that was recently painted and includes newer LVP flooring, quartz counter-tops in the kitchen and newer S/S appliances as well as a recently renovated 3pc bathroom. This building DOES NOT have post tension cables and the condo fee includes ALL UTILITIES! Sunalta features excellent proximity to Shopping, Restaurants, Playgrounds, Public Transportation and so much more!!