



**GRASSROOTS**  
REALTY GROUP

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103, 1810 11 Avenue SW  
Calgary, Alberta

MLS # A2194813



**\$214,900**

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	583 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Smoking Home		

Inclusions: na

Step into this well designed 1-bedroom, 1-bathroom unit offering a perfect blend of comfort and convenience. The spacious open-concept living area is perfect for both relaxing and entertaining, featuring large windows that flood the space with natural light. The well-appointed updated kitchen boasts modern cabinetry, & work space making meal preparation a breeze. The cozy bedroom provides a peaceful retreat, and the main bathroom features updated stylish fixtures. Enjoy seamless indoor-outdoor living with direct access to your own private patio—an ideal spot for morning coffee, evening relaxation, or entertaining guests in a serene, secluded setting. This unit offers the ultimate in privacy, yet is close to all the amenities you need, including shopping, dining, and public transport. This charming apartment is the perfect blend of comfort, style, and practicality—an ideal place to call home!