



**GRASSROOTS**  
REALTY GROUP

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3, 1905 11 Avenue SW  
Calgary, Alberta

MLS # A2195895

**\$214,951**



Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	592 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Stone Counters		

Inclusions:	N/A
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Experience urban living at its finest in 1905 11 Avenue SW! This stylish 1-bedroom, 1-bathroom condo in the vibrant Sunalta community offers a bright, open-concept layout with brand-new flooring, polished concrete countertops, and stainless steel appliances. The spacious bedroom easily fits a king-size bed, while the deep soaker tub provides the perfect place to unwind. Enjoy the convenience of in-suite laundry, a covered parking stall, and easy access to Crowchild Trail, the Sunalta Transit Station, and 17th Ave's top dining and nightlife. Just 10 minutes from the Saddledome and downtown core, and 25 minutes from the airport, this is a fantastic opportunity for first-time buyers and investors alike. Don't miss out on this incredible home - book your private viewing today!