



GRASSROOTS
REALTY GROUP

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301, 1826 11 Avenue SW
Calgary, Alberta

MLS # A2204618



\$234,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	657 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: n/a

Fantastic Sunalta location!! 2 beds / 1 Bath - Bright South Facing Sunny unit with a large balcony and lots of windows on a tree lined street only step from the LRT, shopping, schools and walkable to downtown . Original hardwood floors, new appliances, upgraded kitchen, In suite laundry, covered parking, great investment or first time buyers. 1 covered parking stall, vacant and easy to show.