



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

217, 1602 11 Avenue SW  
Calgary, Alberta

MLS # A2205093



**\$249,000**

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Treed		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 629
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

This bright and spacious second-floor corner unit features 2 bedrooms and 1 bathroom, making it the perfect choice for first-time homebuyers or investors. Enjoy a galley-style kitchen with plenty of cabinet and counter space. The open living area includes a cozy living room and a generous dining area, with access to a large southwest-facing balcony – ideal for relaxing or entertaining. The spacious master bedroom comes with a large closet, and the second bedroom offers plenty of natural light. A well-appointed 4-piece bathroom completes the space. Additional features include in-suite laundry, assigned underground parking, and a storage locker. Conveniently located close to public transportation (Sunalta C-Train Station), shopping, schools, parks, and major roadways. This unit is ready to move in and is perfect for anyone looking for a hassle-free lifestyle. Don't miss out – book your private viewing today!