

217, 1602 11 Avenue SW
Calgary, Alberta

MLS # A2205093



\$249,000

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|-----------|---------------------------------------|--------|-------------------|
| 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!