



GRASSROOTS
REALTY GROUP

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104, 1735 11 Avenue SW
Calgary, Alberta

MLS # A2307031



\$260,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: NA

Welcome to Westport in the ultra convenient location of Sunalta. This thoughtfully designed 2 bed 2 bath is conveniently located on the main floor and has zero stair access. New luxury vinyl plank flooring throughout. Kitchen is spacious and has an open breakfast bar maximizing counter space. Both bedrooms are very large and have large windows allowing the rooms to fill with natural light. The living room is spacious and has a sliding door to your own personal ground level balcony. Both bathrooms are 4 piece and have bathtubs. A large storage space with cabinetry maximizing storage capacity. Upgraded ceiling fan above the dining area, adding more lighting and utilizing the space to it's full potential. This unit is close to schools, public transit, Convenience stores, walking paths, shopping, and all the amenities Calgary has to offer.