



GRASSROOTS
REALTY GROUP

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103, 2020 11 Avenue SW
Calgary, Alberta

MLS # A2314189



\$200,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	738 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Laminate Counters, Open Floorplan		

Inclusions: None

Welcome to this bright and beautifully updated south facing corner unit located on a quiet street in the heart of Sunalta. This spacious two bedroom condo offers a modern open concept layout with plenty of stylish upgrades throughout, including newer windows and patio door, engineered maple hardwood floors, stainless steel appliances, a new dishwasher in 2024, and new washer and dryer in 2025. The kitchen features a large island with pot lighting above, making it the perfect space for cooking, entertaining, or simply gathering with friends and family. The sunny living room opens onto a large covered south facing patio that is ideal for relaxing or summer BBQs. Both bedrooms are generously sized with good closet space, and the clean, updated four piece bathroom adds to the home's fresh and modern feel. A spacious front entry with a large storage closet adds extra functionality. This well managed building includes heat and water in the condo fees, and the unit comes with one assigned parking stall plus plenty of street parking nearby. Just steps from parks, shopping, transit, downtown, and all the great restaurants and shops along 17th Avenue, this location is hard to beat. Two bedroom units in this building rarely come available, so don't miss your chance to see it!