



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

206, 1920 11 Avenue SW
Calgary, Alberta

MLS # A2327780



\$250,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 345
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Introducing a stunning second-floor listing that exudes contemporary charm and offers utmost convenience. This well-upgraded property is ideally located, making it an excellent choice for those seeking a perfect blend of style and accessibility. Step inside to discover a spacious living, one bedroom, Private Office (or can be a second bedroom), dining, and kitchen area, boasting sleek stainless steel appliances, including a flat stove, top-bottom freezer fridge, and a convenient in-suite laundry. The modern upgrades throughout the property add a touch of elegance and sophistication. Situated in a prime location, this offers easy access to downtown, ensuring you're never far from the vibrant city life. With visitor parking available, hosting friends and family is a breeze. Don't miss out on this incredible opportunity to own a property that offers great value, convenience, and a perfect location. Schedule a viewing today and experience the best of contemporary living.