



GRASSROOTS
REALTY GROUP

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202, 1824 11 Avenue SW
Calgary, Alberta

MLS # A2330190



\$215,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	697 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Laminate
Roof:	-
Basement:	None
Exterior:	Asphalt, Brick, Concrete
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 512
LLD:	-
Zoning:	M-H1
Utilities:	-

Inclusions: N/A

Investor Opportunity – Tenant-Occupied 2 Bedroom in Sunalta Well-located 2-bedroom condo in Sunalta offering immediate rental income with a current tenant in place. This 707 sq. ft. unit features a functional layout, east-facing balcony, assigned parking, and in-hall laundry. Solid concrete construction provides added durability and noise reduction. Conveniently positioned steps from the Sunalta LRT and close to downtown, river pathways, parks, and local amenities. Condo fees include heat, water, insurance, reserve fund contributions, and common area maintenance. A straightforward, low-maintenance addition to an investment portfolio in a high-demand inner-city area.