



GRASSROOTS
REALTY GROUP

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114, 1607 11 Avenue SW
Calgary, Alberta

MLS # A2334248



\$449,900

Division:	Sunalta		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,364 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 504
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Exceptional value and space in a prime inner-city location! Situated in the desirable Fairwood Court complex, this impressive multi-level townhouse features a thoughtful two-bedroom, two-bathroom floor plan designed for maximum utility. The bright main level is smartly laid out featuring kitchen, open dining/living zone with fireplace, and a massive private balcony. Each bedroom functions as a private retreat with adjacent full baths—ideal for buyers seeking roommate flexibility or dedicated home office space. Key features include an attached garage, low-maintenance living, and major building upgrades already done (envelope, windows, siding, decks, and plumbing). Unbeatable Sunalta location steps from transit, parks, and 17th Ave.