



GRASSROOTS
REALTY GROUP

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202, 1833 11 Avenue SW
Calgary, Alberta

MLS # A2335746



\$209,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	543 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Storage Shed on Balcony, Bedroom Furniture can be included (excluding the mattress).

Welcome to this beautiful and well-maintained home in Sunalta! If you're an investor looking for a hassle-free, low maintenance unit, or a university student looking for a place to call home close to school, look no further! Newly painted, new window coverings, new appliances, NO carpet, in-suite laundry, updated light switches & electrical outlets throughout, new light fixtures, new door hardware, secure & heated underground parking, reasonable condo fees that include ALL utilities (including electricity!), this unit truly has it all. The primary bedroom is spacious and provides a large closet with mirrors. The living room area features a cozy gas fire place, open space for a large couch to lounge on, with the dining area and kitchen close by that features all new appliances and a breakfast bar. The large balcony features a natural gas hookup for barbequing and an additional shed for storage! Enjoy the Calgary summer evenings with a glass of wine or your morning coffee in this quiet outdoor space. This is one of the few units within the area at this price that features in-suite laundry PLUS heated underground parking! Located within close walking distance of numerous amenities, just a 10-minute drive to downtown, approximately 10 minutes from the University of Calgary, and with the Sunalta C-Train just steps away, this is an unbeatable location. This unit is move-in ready with a quick possession available before the school year starts! Don't miss out on this fantastic opportunity. Bedroom furniture can be included.