

101, 1817 11 Avenue SW
Calgary, Alberta

MLS # A2172010



\$190,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	730 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 730
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Soaking Tub, Storage, Vinyl Windows		

Inclusions: None

SPACIOUS 2 BEDROOM UNIT | COVERED PARKING | WALKABLE TO DOWNTOWN, LRT & AMENITIES! This updated and spacious apartment has an excellent location within the community, just a block and a half from the Sunalta LRT Station and easy walking distance to an abundance of amenities including green spaces, pathways, off-leash areas, schools, the shops and services along 14 ST and 17 AVE, Royal Sunalta Park, The Calgary Tennis Club and the soon to be completed Sunalta Community Hub. The property also offers quick access to primary routes along Bow TR, Memorial DR and Crowchild TR - and is just a 20-minute walk from the downtown core. This unique unit does not have neighbours on any side as it spans the width of the entire building and provides a very smart and functional floor plan with plenty of living space and in-suite storage. The large living room is bright and comfortable featuring a corner wood burning fireplace and is adjacent to the spacious, renovated kitchen and eating area with a generous amount of cabinet and cupboard space, subway tile backsplash and stainless-steel appliances including a brand-new electric stove. The primary bedroom has a large window and a huge "x 2"; walk-in closet and the second bedroom offers another good-sized window and a double closet with newer sliding doors. The floor plan is completed with a particularly useful storage space with a new barn door and a full 4-piece bathroom with a tall cabinet, pedestal sink and a custom Bath Fitter tub and tile surround system has just been installed. This pet friendly property also features a covered parking stall right next to the rear building entry and common laundry on the same level. The list of additional features includes updated vinyl windows, newer flooring throughout, renovated fireplace façade

and tile surround, butcher block kitchen counter tops, custom baseboard heater covers, updated paint and more. Whether you are an investor looking for a cash-flowing rental property or a buyer looking for an affordable option to enjoy the best that inner-city living has to offer, this unit should be on your list. Welcome Home.