

403, 1817 11 Avenue SW  
Calgary, Alberta

MLS # A2192976



**\$187,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	512 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

Pet Friendly & Ready for You!! This TOP FLOOR unit is your perfect peaceful hideaway, benefits include less street noise and no upstairs neighbours stomping above you, ease of worry that the top floor could be viewed as the safest choice, beautiful view of the sky when you're relaxing on your balcony, and loads of sunshine. Additionally this unit comes with BEAUTIFUL FLOORS, an upgraded kitchen including cupboards and counter tops, PLUS BUILT IN CABINETRY in the dining area for AMPLE STORAGE and a WOOD BURNING FIREPLACE make unit 403 a PERFECT opportunity for the CHIC downtown vibe you're looking for. Pets are allowed and you're a stones throw away from the TRAIN STATION in Sunalta. This unit is perfectly STYLISH for someone who is looking for CLASSIC and TIMELESS features. A unique BONUS this unit has a large leased storage area across the hall from your apartment that could fit everything including outdoor and sports gear, luggage, a christmas tree, pet stuff, extra food and supplies, it's BIG! Book your showing today and see the value for yourself. Pet Policy is in the photos!