

410, 1735 11 Avenue SW
Calgary, Alberta

MLS # A2193435



\$309,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 624
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Two bedroom, two bathroom, with TWO underground parking stall and great layout in this 870 sqft condo with incredibly easy access to the LRT. This is a TOP floor unit and just recently had all new flooring (carpet in the bedrooms and vinyl plank throughout). Both bedrooms are spacious (with good sized closets) and are separated by the living room on either side of the unit (good for a roommate, family, and guests). The primary bedroom has it's own ensuite bathroom and the second large bedroom has the main full bathroom right next to it. Huge balcony that gets lots of sunlight from the west. Room for extra things like sporting equipment and holiday decor as it also comes with insuite storage room. Great price for downtown living (but also close to parks and a playground) in vibrant Sunalta.