

**304, 2006 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2196778**



**\$187,900**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	474 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Assigned, On Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water, Natural Gas
<b>Floors:</b>	Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 425
<b>LLD:</b>	-
<b>Zoning:</b>	M-H1
<b>Utilities:</b>	-

**Inclusions:** N/A

Top Floor! Clean, Cozy and Bright 1 Bedroom Apartment. Neatly decorated in soft colors to enhance this renovated apartment. There are hardwood Floors throughout, with laminate in the Bathroom. White Colonial Doors and trim in the Open floor plan. The Kitchen has Plenty of Hickory cabinets, with upgraded white appliances including bottom drawer freezer, built-in Microwave hood fan over the stove. Enjoy the extra space in the built-in Matching pantry. Convenient dining nook with great flow through to the living room. Patio Door access to the Northwest Facing Balcony. Use the European washer/dryer combination in the primary bedroom closet, or for the bigger loads a coin operated laundry is located on the lower floor. Bedroom also is complimented with hardwood floors with easy access to the full bathroom. Parking stall (304) is assigned and located at the back of the building, plus plenty of street angle parking is available. This bright cozy apartment is well located on the quiet west Sunalta (one way traffic). Close to Parks, Shopping, Entertainment venues, easy access to walking/cycling pathways. Short distance to transit. or easy driving roadways! A great Investment or a perfect place to call home!