

**201, 1826 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2208221**



**\$209,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	558 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 603
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

<b>Inclusions:</b>	NA
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Prime Location in Sunalta &ndash; Surrounded by a variety of amenities, just a short stroll to the Sunalta LRT station, tennis courts, and with easy access to both Bow Trail and Crowchild Trail SW. This charming second-floor unit features 2 bedrooms, 1 bathroom, and a functional galley kitchen with stainless steel appliances. Enjoy the convenience of an in-suite washer and dryer. The bright and airy living room opens onto a balcony with sunny south-facing views. Assigned parking at the rear. This cozy 10-suite building offers a great opportunity as either an investment property or a perfect starter home &ndash; no more paying someone else's mortgage!