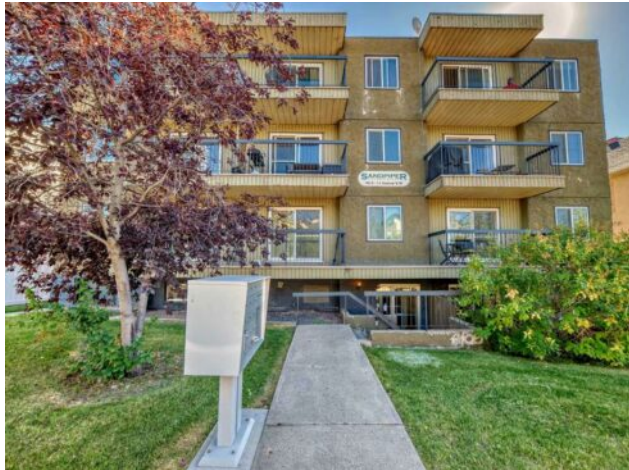


304, 1613 11 Avenue SW
Calgary, Alberta

MLS # A2163934



\$194,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	555 sq.ft.	Age:	1979 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate, Tile

Roof: Asphalt/Gravel

Basement: None

Exterior: Stucco, Wood Frame

Foundation: -

Features: Laminate Counters, No Smoking Home, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 559

LLD: -

Zoning: M-H1

Utilities: -

Inclusions: Television Mount

Charming Top Floor Corner Condo in Sunalta – Ideal for Investment or First-Time Buyers! Discover this bright and sunny top-floor corner unit in the established Sunalta community. With its open floor plan, this condo offers a spacious living experience perfect for entertaining. The galley kitchen features ample cabinets and counter space, making meal preparation a breeze. The large bedroom easily accommodates a king-size bed, and the full four-piece bathroom is conveniently located nearby. Enjoy natural light streaming through sliding doors onto your private balcony with pleasant South and South-West views. Additional features include in-suite storage and an assigned parking space. Situated in a vibrant area with close proximity to schools, restaurants, the amenities of 17th Avenue, and the Sunalta Train station, this condo offers both comfort and convenience. Don’t miss out on this excellent opportunity—schedule your viewing today!