

202, 1908 11 Avenue SW  
Calgary, Alberta

MLS # A2165044



**\$210,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunalta                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 488 sq.ft.                         | <b>Age:</b>   | 1971 (53 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Off Street               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 417 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                     | <b>Zoning:</b>    | M-H1   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | French Door, Granite Counters, See Remarks, Storage |                   |        |

**Inclusions:** Electric fireplace in livingroom

Elegant, fully updated END UNIT in a quiet CONCRETE building | 1 block to the Sunalta LRT station | Separate Storage | Assigned Off Street Parking | In-Unit Laundry | Pet Friendly with Board Approval | Affordable Condo Fees with all utilities included except electricity! WELCOME HOME to the Masini & a well-managed, small & friendly complex, offering an OUTSTANDING location in the Inner City Community of Sunalta! This is one of the few buildings, located along 11th Avenue, where the busy traffic turns off, before passing this complex - so never worry about endless amounts of traffic passing right in front of your home & enjoy this peaceful inner city street, where your private balcony is shrouded by lush trees! This home is perfect for a first-time homebuyer, or the savvy investor looking to expand their portfolio! This sunny, SOUTH facing home welcomes endless amounts of sunshine, to keep those upcoming Winter blues away! With this home being an END UNIT & not only do you share less walls with your neighbours, which makes this a nice quiet home & BUT, you also have additional windows on the side of your home & one in your bright kitchen and another large window in your bedroom! When you walk through your new front door, you are warmly greeted by welcoming colours that expand throughout the home. The updated vinyl flooring is not only pleasant on the eye, but also very easy to keep clean! The updated BRIGHT kitchen offers granite countertops, updated and newer appliances, newer cabinetry & plenty of storage space! This condo is perfectly designed, as there is even a dining room to enjoy meals, after a long day at work, while looking out at the beautiful trees that keep the balcony private and cool in the summer! Just off the kitchen is your INSUITE laundry. The beautiful glass French doors offer a lovely touch to the large

bedroom, which has plenty of storage itself &ndash; with a large closet. The updated bathroom matches this home&rsquo;s style! Right outside your condo door is a separate storage locker &ndash; so you have plenty of storage, and easy access to your storage locker when you need something! Outside you have assigned, OFF STREET parking, for those days you need to drive somewhere; however, with the LRT being just one block away, there won&rsquo;t be much need for a car! The location is perfect for those that like to ride their bike or go for walks or runs &ndash; located minutes from the downtown Core, 17th Ave, numerous parks and pathways & so much more! Pets are welcome to call this complex home, with easy and quick condo board approval. With affordable condo fees of only \$416.61 per month, this is a wonderful place to call home and be financially secure! Book your private showing today, before it&rsquo;s too late.