

205, 1613 11 Avenue SW  
Calgary, Alberta

MLS # A2169880



**\$192,500**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	558 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Shelves in the living room

Discover this well-maintained 1 bed, 1 bath condo in the highly sought-after community of Sunalta. Freshly painted throughout, this second floor secure unit feels bright and inviting. This unit offers an open space concept with stainless steel appliances in the kitchen; including a brand new over the range microwave. The overhang on the kitchen island gives you an opportunity to present an eat in kitchen and use the other living space to suit your needs. There is ample storage including a storage room, a large pantry, large linen closet, a large coat closet and a ton of cabinet space as well! The bathroom has been recently upgraded with a new shower surround, a modern toilet, and updated hardware. Enjoy the convenience of in-suite laundry, eliminating the need to haul your laundry around. Recent building updates include new windows, new patio door, new roof and a new boiler system currently being installed. Your assigned covered parking stall with a plug to plug your vehicle in will save you time during snowy winters. The building is exceptionally quiet, offering a peaceful living environment. With numerous walkable amenities and the train station just a few blocks away, you can enjoy the best of both worlds. Don't miss out on this fantastic opportunity to experience Sunalta living! Call your favourite REALTOR® to book a showing today.