

304, 2020 11 Avenue SW
Calgary, Alberta

MLS # A2185494



\$230,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	624 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.30 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Welcome to this very well managed PET FRIENDLY condo complex located at 2020 11 Ave SW unit #304 at the end of a quiet one way road. This 1 bed 1 bath at over 625 SqF has recently had new paint, refinished kitchen cabinets and trim around the home. A large selling feature of this unit is the IN-SUITE laundry… No more common area or coin laundry with your newer stackable washer & dryer. ?The true beauty of this home is that which surrounds it. You are minutes walking distance from grocery stores, pubs, Calgarys interconnected pathway system, downtown professional buildings and just the vibrant city we have all come to know and love. You are a very short walk to Sunalta Train Station, couple minute drive to 17th Ave and Crowchild making commuting anywhere in the city a breeze. ??This building allow (2) pets with no size restrictions (bylaws in supplements). Call your favourite Realtor to book a showing today.