

306, 1829 11 Avenue SW  
Calgary, Alberta

MLS # A2227352



**\$189,900**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	473 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Parking Lot, Plug-In, Rear Drive, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 444
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** NONE

Location! Location! Location! Fresh updated one bedroom in King Manor of desirable Sunalta! Located in a well-managed 4 storey building with Brick exterior, this condo is nestled in a quiet west end of DT while still being handy enough to walk to LRT, BUS, 17th Avenue's vibrant shops, restaurants and all other amenities! Bright SOUTH FACING living room & bedroom with brand new LVP flooring and new baseboards throughout. White kitchen cabinets with white appliances and a red washer to add living convenience. New toilet in bathroom as well as fresh paint in the whole unit. And there's good sized bedroom with update vinyl window. Also comes with a storage room next to the front door for all your extra stuff...Parking is at the back side of the building facing directly from the unit. Whether looking to move in and be part of this exciting inner-city life or looking for an investment property, this is a great buy! Call today to view!