

201, 1826 11 Avenue SW
Calgary, Alberta

MLS # A2208221



\$189,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	558 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: NA

Prime Location in Sunalta – Surrounded by a variety of amenities, just a short stroll to the Sunalta LRT station, tennis courts, and with easy access to both Bow Trail and Crowchild Trail SW. This charming second-floor unit features 2 bedrooms, 1 bathroom, and a functional galley kitchen with stainless steel appliances. Enjoy the convenience of an in-suite washer and dryer. The bright and airy living room opens onto a balcony with sunny south-facing views. Assigned parking at the rear. This cozy 10-suite building offers a great opportunity as either an investment property or a perfect starter home – no more paying someone else's mortgage!