

**103, 1734 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2281700**



**\$360,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	661 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 688
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** none

Amazing opportunity to live in or rent out this like new 2 bed, 2 full bath condo in Sunalta with a parking stall! Designed by BKDI-Zeidler and constructed by BMP. Has infloor heating throughout. One of the few newer builds in the area, built in 2019. The kitchen features stainless steel appliances, quartz countertops, and glass tile backsplash. Low maintenance vinyl plank flooring makes it ideal for an investment. Condo fee include heat and water. This spotless mainfloor unit comes with its own underground storage locker as well as outdoor parking. 9 foot ceilings throughout. The large windows make this unit bright and clean. Very easy to rent out and is only a 3 minute walk to Sunalta C Train station. Hurry! This offer won't last long.