

**310, 1735 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2309417**



**\$250,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 663
<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>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome to Sunalta. Truly one of Calgary's most central and sought after locations. This 2 bedroom, 2 bathroom unit will tick all of the boxes. As you enter, you are greeted with an open floor plan starting with your entrance leading into your dining room. Your kitchen is well equipped with plenty of cabinets and counter space as well as a sit up bar area. Your living room is expansive and open to your dining room and kitchen making it the perfect space for entertaining or for quiet nights at home with the family. Your north facing deck is large enough for a table and chairs, perfect for morning coffee or an evening glass of wine while you enjoy the outdoors from the treetops. Your primary bedroom has ample space for a king size bed along with additional bedroom furniture and gorgeous 4 piece ensuite bathroom. Your second bedroom is also a great size and is just a step away from your additional full 4 piece bathroom. Sunalta is a historic inner-city neighborhood in Southwest Calgary, known for its exceptional walkability, direct LRT access, and mix of heritage homes and low-rise condos. With amazing parks, pathways, restaurants and shopping at your front door, do not miss out on this opportunity to own this perfect unit in one of Calgary's most desired areas.