

5, 2002 11 Avenue SW
Calgary, Alberta

MLS # A2317040



\$215,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	768 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Gated, Parkade, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Interior		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 709
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: NONE

HOME SWEET HOME! Welcome to YOUR AFFORDABLE and AMAZING OPPORTUNITY to bask in maintenance free Downtown Calgary living in our contemporary 2 bedroom condo situated in the heart of charming Sunalta! Great opportunity for buyers and investors alike. Enjoy easy access to everything urban living offers, including the Sunalta LRT, boutique shopping, South Bow River Pathways, trendy 17th ave with amazing restaurants, bars, coffee shops, Community Foods grocery store and bike lanes directly outside. Heading in to this magnificently modern condo you will fall in love with the flawless, open concept floor plan featuring large windows and gleaming hardwood flooring. You will find a spacious foyer, lots of space for a dining area, sun-drenched living room and the home chef's kitchen featuring maple cabinetry, full appliances, tons of counter and cabinet space and a convenient island with an eating bar. Completing the unit are two great-sized bedrooms including the spacious primary retreat, a wonderful 4 piece bathroom and your private balcony to bask in your Downtown views, entertain and enjoy your summer BBQs. HIGHLIGHT FEATURES include IN-SUITE LAUNDRY, ASSIGNED STORAGE LOCKER and a COVERED GATED PARKING STALL in the parkade. This PET-FRIENDLY BUILDING with board approval welcomes your furry friends with plenty of green space and pathways around to walk them to. This incredible location is steps to the Sunalta LRT Station, walking distance to 17th Ave and Downtown hot spots, Bow River Pathway, Co-op grocery store, parks, and popular restaurants, quick access to Bow Trail that connects you effortlessly to downtown or west Calgary in just minutes. This condo is a MUST VIEW! Book your private tour today! Photos feature virtual staging.