

201, 2010 11 Avenue SW
Calgary, Alberta

MLS # A2321528



\$149,999

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	481 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Off Street, On Street, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 465
Basement:	None	LLD:	-
Exterior:	Other, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: NA

Welcome to your new inner-city home in SUNALTA. Your new 1-bedroom, 1-bathroom 2nd floor apartment has been well maintained & well designed with quality upgrades. This unit's condo fees include everything except electricity. The Your new home as been freshly painted with designer colours.in You'll love the galley-style kitchen with modern cinnamon coloured cabinetry, matching black microwave hood fan allows for more counter space. Your dishwasher is an excellent necessity you will appreciate having. You will appreciate having a dining area and a spacious living room with sliding doors leading to a south facing covered balcony, perfect for barbecuing and entertaining. Additional highlights include newer Laminate flooring newer backsplash. Your full bathroom has a new vent & has been upgraded. The master has a queen-size bed with good sized closet. You will appreciate that this unit is very clean & well maintained. Your prime location near the Sunalta LRT offers fantastic shopping options, with easy access to downtown. The #90 bus stop across the street offers quick access to the hospital & Univercity. Great Bike paths & the Bow River is just steps from your new home. This part of 11 Ave is a only one way and much quitter than most busy city streets. You will find little gems like the "Oneway foods" bakery nearby. Come Today & see this gem for yourself. COMMUNITY: Sunalta has a friendly and vibrant community that gives an active and energetic lifestyle. One of Calgary's oldest neighbourhoods, Sunalta is an inner-city community that is southwest of downtown and south of the Bow River. Despite being so close to downtown & the bustling thoroughfare of 17th Avenue SW. Sunalta is a very calm and peaceful neighbourhood. While it does have a wide selection of condos and apartments, there is a strong

presence of heritage homes in the area. Walk-up apartments were introduced to the area in the 1950s. Sunalta was lucky to be one of the inner-city neighbourhoods to benefit from the West leg of the LRT service. It was the first station on the West LRT line. Sunalta is also great for cycling and walking, as it is located close to downtown — everything is accessible from this great neighbourhood. Sunalta is served by several reputable schools that include Sunalta Elementary School, Sacred Heart Elementary School and Connaught School. Sunalta is a dynamic and historic inner-city neighborhood that offers the best of urban living with tennis courts, playgrounds & parks all within this close-knit community feel. Its combination of heritage charm, modern conveniences, and proximity to Calgary's downtown core makes it a highly desirable place to live for those seeking a balance between work, play, and relaxation.