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301, 1817 11 Avenue SW
Calgary, Alberta

MLS # A2336092

$189,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	2	**Baths:**	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 752
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	M-H1
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers		

Inclusions: N/A

This 2 bedroom condo is a great purchase for first timers or investors looking to add to their rental portfolio. Occupying almost 800 sqft, this is an open floor plan that just screams potential. A bright kitchen with lots of counter + cupboard space, double sink and breakfast bar. Laminate flooring in the living area along with a wood burning fireplace. Step out to the private balcony for some fresh air and to enjoy those summer BBQs. Two ample sized bedrooms along with an impressive walk-in closet in the primary. In-suite storage room along with washing machine with hook ups. There is a space in the 4 piece bathroom to potentially install a euro washer/dryer unit. Recently replaced windows + doors throughout along with a new roof in the last year! The unit comes with a designated parking stall out back. You are walking distance to the c-train and mere minutes to all sorts of great amenities such as grocery, coffee shops, restaurants + lounges. Quick possession available.

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