

6, 1905 11 Avenue SW
Calgary, Alberta

MLS # A2348821



\$249,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Hardwood

Roof: Tar/Gravel

Basement: -

Exterior: Cedar, Wood Siding

Foundation: -

Features: Stone Counters

Water: -

Sewer: -

Condo Fee: \$ 468

LLD: -

Zoning: M-H1

Utilities: -

Inclusions: N/A

Bright Sunalta Gem - Steps to Transit & Minutes to Downtown! Welcome home to Sunalta!. This bright and inviting 1-bedroom condo offers an excellent opportunity for first-time home buyers, investors, or anyone looking for an affordable inner-city lifestyle close to downtown Calgary. Featuring a spacious, open-concept layout, this home is filled with natural light and showcases hardwood floors throughout. The recently painted interior and newer cabinets, provides a fresh, move-in-ready feel, while the kitchen is equipped with stainless steel appliances and plenty of functionality. The raised breakfast bar allows for extra dining space for extra company. Step out onto your private balcony and enjoy your own outdoor space, perfect for morning coffee, relaxing after work, or taking in the neighbourhood atmosphere. One assigned parking stall for your convenience. The location is hard to beat!!!. You're close to Sunalta LRT Station, providing convenient access to downtown and surrounding areas. Minutes to 17th Ave's top dining and nightlife, 1 minute to a bus stop, 3 minutes to Sunalta school, 6 minutes to Mt Royal School, 4 minutes to Louise Dean School. With Crowchild Trail and other major routes nearby, getting around Calgary is easy and convenient. Whether you're a first-time home buyer looking to enter the market or an investor seeking a well-located property with excellent accessibility, this home offers an attractive combination of comfort, convenience, and location. Don't miss your opportunity to make this Sunalta property your new home or investment! Please note: some photos have been "digitally" staged.