

106, 1735 11 Avenue SW  
Calgary, Alberta

MLS # A2238274



## \$224,800

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	606 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

\*\*\*VERY AFFORDABLE ONE BEDROOM CONDO...UNDERGROUND PARKING...CONVENIENTLY NEAR BUSTLING 17TH AVENUE and DOWNTOWN!\*\*\* Perfect starter home...or investment property in SUNALTA! Easy walk to the LRT! This main floor home offers a nice LAYOUT with spacious living room, galley kitchen, dining area, primary bedroom...4-piece bathroom and insuite storage (has HOOKUPS for washer/dryer...common laundry room is near unit on main floor). LARGE private PATIO is included with this unit. The indoor underground parking stall is safe and secure...not to mention you'll always start a WARM CAR in those cold winter months!! ALL appliances are included in sale price. BRAND NEW dishwasher just installed. FOB KEY entry throughout the building and parkade. Reasonable CONDO FEES include heat/water/sewer! The WESTPORT is a pet-friendly building...parks, paths and a playground are nearby. Come take a look at this perfect mix of both an URBAN/PEACEFUL neighborhood. VALUE IS HERE!