



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1734 11 Avenue #302, Calgary T3C0N4**

MLS® #: **A2117305**

Area: **Sunalta**

Listing Date: **03/24/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,474**  
Low Sqft:  
Ttl Sqft: **1,474**

DOM

**56**

Layout

Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,High Ceilings,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Laundry</b>	<b>Main</b>	<b>5`7" x 6`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`9"</b>
<b>Storage</b>	<b>Main</b>	<b>7`2" x 3`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 9`6"</b>
<b>Balcony</b>	<b>Main</b>	<b>8`11" x 6`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 12`5"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`1" x 4`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>1`7" x 2`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`2" x 12`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`6" x 14`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`7" x 11`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`7" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`6" x 11`3"</b>

5pc Ensuite bath	Upper	7' 7" x 14' 6"	Balcony Legal/Tax/Financial	Upper	8' 11" x 6' 3"
Condo Fee: \$1,050		Title: Fee Simple Fee Freq: Monthly		Zoning: M-H1	
Legal Desc:	1910114	Remarks			
Pub Rmks:	***LUXURY CONDO INVESTMENT - Rented for \$3,350/month - Offers great POSITIVE CASH FLOW*** This beautifully designed 2 STOREY - PENTHOUSE (Built in 2019) plan offers almost 1,500 square feet of LUXURIOUS living, with large windows throughout, two balconies (one from each floor of the unit), gorgeous hardwood flooring, upgraded light fixtures, quartz counter tops throughout. The foyer is spacious and welcoming to the grand living room with the spacious modern style kitchen which offers loads of counter space and cupboard space, beautiful backsplash, upgraded stainless steel appliances, and good size Pantry. The huge island is perfect for a breakfast bar and great for entertaining. The main level also includes Dining area, great size Living room with its own balcony, one Bedroom, Laundry Room, and 4Pc. Bath. The Upper Level of the Penthouse has a Cozy Bonus Room, 2nd 4Pc. Bath, 2nd Bedroom, and a Spacious Master Bedroom which features large windows, spacious walk-in closet, 5Pc. Ensuite and its own Balcony looking over beautiful views of the city. Other features of the home include Light coloured and easy to maintain hardwood floor continues from the kitchen into the living space creating a seamless and spacious look. Quiet rock walls for the ultimate technology soundproofing, high ceilings, energy efficient in floor heating. Unit has one Titled underground parking and one assigned storage. THIS OUTSTANDING RESIDENCE has a great access to Sunalta LRT station and is located close to heart of downtown with numerous cafes, boutiques, shopping, the river pathways, 17th Ave, and Crowchild Trail. WHAT A PRESTIGIOUS PROPERTY!! Call to book a showing TODAY!!!				
Inclusions:	None				
Property Listed By:	Greater Calgary Real Estate				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















