

1817 11 Avenue #403, Calgary T3C 0N7

MLS® #: **A2133852** Area: **Sunalta** Listing Date: **07/23/24** List Price: **\$193,000**
 Status: **Active** County: **Calgary** Change: **-\$6k, 01-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1976**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **512**
 Low Sqft:
 Ttl Sqft: **512**

DOM

193
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Mixed**
 Flooring: **Laminate, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Bedroom - Primary	Main	8`8" x 10`4"

Legal/Tax/Financial

Condo Fee: **\$483**
 Legal Desc: **9710422**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-H1**

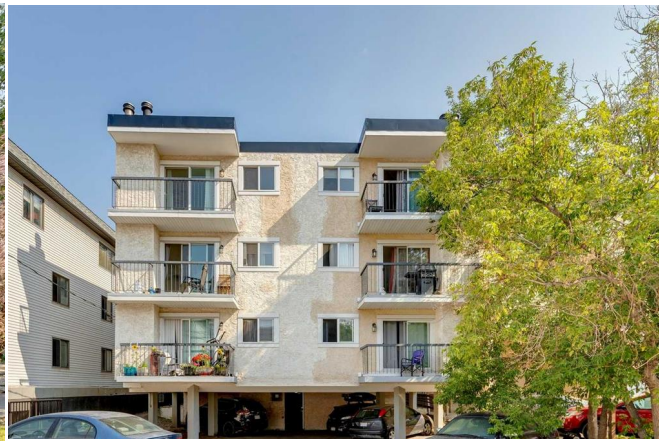
Remarks

Pub Rmks: **Haw you seen what they've done to this building? A change in management and is on it's way up ready for you! This top floor unit is your perfect peaceful hideaway, benefits include less street noise and no upstairs neighbours stomping above you, ease of worry that the top floor could be viewed as the safest choice, beautiful view of the sky when your're relaxing on your balcony, and loads of sunshine. Additionally this unit comes with beautiful flooring, built in cabinetry in the dining area for ample storage and a wood burning fireplace make's unit 403 a perfect opportunity for the chic downtown vibe you're looking for. Pets are allowed and you're a stones throw away from the train station in Sunalta. This unit is perfectly stylish for someone who is looking for classic and timeless features. A unique BONUS this unit has a large leased storage area across the hall from your apartment that could fit everything including outdoor and sports gear, luggage, a christmas tree, pet stuff, extra food and supplies, it's BIG! Book your showing today and see the value for yourself.**

Inclusions: **none**
Property Listed By: **The Real Estate District**

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





B. PETS

In the case of matters relating to pets, an Owner or Occupant shall not keep or allow any pet of any kind at any time to reside in their Unit or on the Common Property without the prior specific written approval of the Board, which approval the Board may arbitrarily withhold and may, if given, be withdrawn anytime on fourteen (14) days' notice to that effect in which event the applicable pet shall be removed forthwith from the Unit and the Common Property. Additionally:

- (a) no spider, snake, insect, reptile, livestock or fowl is allowed in a Unit or on the Common Property;
- (b) all approved dogs and cats must be hand leashed on Common Property outside Privacy Areas and kept under control at all times. No pet shall be tied or left unattended on a Privacy Area;
- (c) no aquarium holding water in excess of twenty (20) U.S. gallons shall be permitted;
- (d) birds shall at all times be caged;