



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1817 11 Avenue #403, Calgary T3C 0N7**

MLS® #: **A2133852**      Area: **Sunalta**      Listing Date: **07/23/24**      List Price: **\$199,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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

**151**  
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
<b>4pc Bathroom</b>	<b>Main</b>		<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`8" x 10`4"</b>
			Legal/Tax/Financial		

Condo Fee: **\$483**      Title: **Fee Simple**      Zoning: **M-H1**  
 Fee Freq: **Monthly**

Legal Desc: **9710422**

Remarks

Pub Rmks: **Sunny skies are ahead with this lovely top floor walk up condominium that pet's are allowed HAS A DISHWASHER and is located a stones throw away from the train station in Sunalta. This baby is clean as a whistle and ready to go with no additional work required to love where you live. Enjoy turn key living if you're a person on the go, or hang for a while and love how close you are to all the happenings the city has to offer. Perfect for the young pro who is also a savvy investor, you'll be glad you chose this property to hang your hat. A unique BONUS this unit has a large leased storage area for gear, supplies, holiday decorations and your bike! Book your showing today!**

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prior specific written approval of the Board, which approval the Board may arbitrarily withhold and may, if given, be withdrawn anytime on fourteen (14) days' notice to that effect in which event the applicable pet shall be removed forthwith from the Unit and the Common Property.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;