



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

55
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** 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