

1528 11 Avenue #208, Calgary T3C 0M9

MLS® #: **A2140571** Area: **Sunalta** Listing **06/12/24** List Price: **\$235,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$4k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **757**
 Low Sqft:
 Ttl Sqft: **757**

DOM
96
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Baseboard** Flooring: **Laminate**
 Sewer: Ext Feat: **Courtyard** Water Source: Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Open Floorplan, Storage**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`10" x 9`10"	Dining Room	Main	13`9" x 12`2"
Bedroom - Primary	Main	12`2" x 9`8"	Living Room	Main	17`9" x 12`2"
Laundry	Main	6`3" x 4`11"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$458** Title: **Fee Simple** Zoning: **M-H1**
 Fee Freq:

Legal Desc: 9210679

Monthly

Remarks

Pub Rmks: **Great one-bedroom apartment with 757 sq ft of living space, featuring in-suite laundry and underground parking in the vibrant Sunalta community. Just 3 mins walk to the LRT Sunalta Station. Featuring top-ranked public schools, including Calgary's best elementary, Mount Royal School for junior high, and Western Canada High School. New carpet is installed by professional on July 25th,2024. Enjoy convenience and community in the heart of Calgary, with easy access to downtown and local amenities.**

Inclusions: n/a
Property Listed By: **MaxWell Polaris**

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



