



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1602 11 Avenue #105, Calgary T3C 0N2**

MLS® #: **A2164842**      Area: **Sunalta**      Listing Date: **09/11/24**      List Price: **\$219,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 25-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1980**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **507**  
 Low Sqft:  
 Ttl Sqft: **507**

DOM

**101**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Heated Garage,Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Concrete,Vinyl Siding**  
 Heating: **Baseboard**      Flooring: **Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Storage**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Window Coverings**  
 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>5`0" x 6`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 12`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>6`11" x 7`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`9" x 13`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`1" x 7`5"</b>			

Legal/Tax/Financial

Condo Fee: **\$371**      Title: **Fee Simple**      Zoning: **M-H1**

Fee Freq:  
**Monthly**

Legal Desc: **8210520**

Remarks

Pub Rmks: **Beautifully UPDATED CONDO in Sunalta's West Village. Seize the opportunity to own a meticulously maintained 1 BED + 1 BATH condo in the lively West Village community of Sunalta. This exceptional starter home, downsizing option, or investment property boasts a prime location next to Sunalta Park and the new Community Hub. Just one block from the West LRT, two blocks from river pathways, and surrounded by TRENDY restaurants and breweries on 17th Ave SW, this condo places you in the heart of convenience and activity. Inside, this BEAUTIFUL condo features LOW CONDO FEES and a spacious layout with a large private patio for outdoor living. The generously sized kitchen offers ample white cupboards, counter space, and well-maintained appliances. The unit has been fully updated with LUXURY vinyl plank flooring throughout. The large primary bedroom and the stylish bathroom, complete with a large tub/shower combo and newer vanity and sink, round out this IMPRESSIVE home. The entire building has undergone a comprehensive renovation over the past two years, including updated lighting, ceilings, walls, trim, doors, hardware, vinyl plank flooring, commercial-quality baseboards, basement washrooms, and a modernized laundry room. The chic new lobby features an eye-catching wall, adding a touch of sophistication. Residents enjoy UNDERGROUND assigned heated parking, a dedicated storage locker, secure bike storage, and upgraded parkade lighting, enhancing both convenience and security. Additional building amenities include an elevator, smart card-operated shared laundry, a camera security system, door security with intercom and Amazon delivery integration, and a newly installed 6 ft. security fence at the rear. Telus Fiber high-speed Internet is available throughout, with six outdoor visitor parking spots, and the building boasts a well-managed reserve fund. Positioned ideally, this condo is half a block from the West LRT, adjacent to Sunalta Park and the new Community Hub, and just a couple of blocks from river pathways and 12th Ave. bike trails. Nearby, you'll find new condo complexes with eateries and cafes at 14th Street and 10th Avenue, as well as the Calgary Tennis Club just a few blocks away. This stunning condo, situated in a well-managed building with strong financials and an active community, is ready to be yours today!! Don't miss this chance to live in a VIBRANT neighborhood with all the conveniences at your doorstep. CALL TODAY to schedule a viewing and make this beautiful condo YOUR NEW HOME!!**

Inclusions: **None**  
Property Listed By: **MaxWell Capital Realty**

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







105-1602 11 Ave SW, Calgary, AB

Main Floor Interior Area 507.28 sq ft



0 3 6 ft

PREPARED 2024/07/06

While regions are excluded from this floor area in GMLC floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





