



THE
A-TEAM

**RE/MAX
FIRST**

1613 11 Avenue #205, Calgary T3C 0N3

MLS® #: **A2169880**

Area: **Sunalta**

Listing Date: **10/02/24**

List Price: **\$189,900**

Status: **Pending**

County: **Calgary**

Change: **-\$3k, 16-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area

Abv Sqft: **557**
Low Sqft:
Ttl Sqft: **557**

DOM

49
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Covered,Plug-In,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`6" x 7`4"
Kitchen	Main	11`7" x 9`4"
Entrance	Main	4`2" x 3`8"
Laundry	Main	7`8" x 3`9"
Pantry	Main	2`5" x 1`11"

Room	Level	Dimensions
Living Room	Main	9`7" x 9`5"
Balcony	Main	10`7" x 4`9"
4pc Bathroom	Main	7`1" x 4`11"
Bedroom - Primary	Main	12`0" x 8`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$559

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: 0712083

Remarks

Pub Rmks: **Discover this well-maintained 1 bed, 1 bath condo in the highly sought-after community of Sunalta. Freshly painted throughout, this second floor secure unit feels bright and inviting. This unit offers an open space concept with stainless steel appliances in the kitchen; including brand new Quartz countertops, fresh new backsplash, and a brand new over the range microwave. The overhang on the kitchen island gives you an opportunity to present an eat in kitchen and use the other living space to suit your needs. There is ample storage including a storage room, a large pantry, large linen closet, a large coat closet and a ton of cabinet space as well! The bathroom has been recently upgraded with Quartz countertop, a new sink, a new shower surround, a modern toilet, and updated hardware. Enjoy the convenience of in-suite laundry, eliminating the need to haul your laundry around. Recent building updates include new windows, new patio door, new roof and a new boiler system currently being installed. Your assigned covered parking stall with a plug to plug your vehicle in will save you time during snowy winters. The building is exceptionally quiet, offering a peaceful living environment. With numerous walkable amenities and the train station just a few blocks away, you can enjoy the best of both worlds. Don't miss out on this fantastic opportunity to experience Sunalta living! Call your favourite REALTOR® to book a showing today.**

Inclusions: **Shelves in the living room**

Property Listed By: **2% Realty**

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







