



THE
A-TEAM

**RE/MAX
FIRST**

2020 11 Avenue #304, Calgary T3C0P1

MLS® #: **A2171620**

Area: **Sunalta**

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

List Price: **\$235,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1971**

Finished Floor Area

Abv Sqft: **624**

Low Sqft:

Ttl Sqft: **624**

DOM

43

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:

Off Street, Parking Pad

Utilities and Features

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

Construction: **Brick, Concrete**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **No Smoking Home, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room Level Dimensions
4pc Bathroom **Main** **5`0" x 7`1"**
Kitchen **Main** **10`4" x 12`4"**

Room Level Dimensions
Bedroom - Primary **Main** **13`11" x 11`0"**
Living Room **Main** **13`11" x 14`0"**

Legal/Tax/Financial

Condo Fee: **\$505**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-H1**

Legal Desc: 0713092

Remarks

Pub Rmks: **Welcome to this very well managed PET FRIENDLY condo complex located at 2020 11 Ave SW unit #304 at the end of a quiet one way road. This 1 bed 1 bath at over 625 SqF has recently had new paint, refinished kitchen cabinets and trim around the home. A large selling feature of this unit is the IN-SUITE laundry... No more common area or coin laundry with your newer stackable washer & dryer. ?The true beauty of this home is that which surrounds it. You are minutes walking distance from grocery stores, pubs, Calgarys interconnected pathway system, downtown professional buildings and just the vibrant city we have all come to know and love. You are a very short walk to Sunalta Train Station, couple minute drive to 17th Ave and Crowchild making commuting anywhere in the city a breeze. ??This building allow (2) pets with no size restrictions (bylaws in supplements). Call your favourite Realtor to book a showing today.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Mission Real Estate**

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







304-2020 11 Ave SW, Calgary, AB

Main Floor Interior Area 621.23 sq ft



0 4 8 ft

PREPARED: 2024/10/08



White regions are excluded from total floor area in KUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.