



THE
A-TEAM

**RE/MAX
FIRST**

1817 11 Avenue #401, Calgary T3C 0N7

MLS® #: **A2171747**

Area: **Sunalta**

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

List Price: **\$246,800**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area
Abv Sqft: **775**
Low Sqft:
Ttl Sqft: **775**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

72
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Covered,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Crown Molding,Open Floorplan,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`7" x 10`11"	Kitchen	Main	13`9" x 10`11"
Dining Room	Main	6`0" x 10`11"	Bedroom - Primary	Main	13`4" x 10`5"
Bedroom	Main	9`11" x 9`6"	3pc Bathroom	Main	7`7" x 4`11"
Laundry	Main	7`8" x 5`2"	Entrance	Main	3`5" x 6`7"
Balcony	Main	11`3" x 3`7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$730

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: 9710422

Remarks

Pub Rmks: **Great opportunity for Investors or First Time Homebuyers. This spacious 2 bedroom, 1 bathroom apartment in the highly sought after community of Sunalta has been meticulously maintained through the years. It has a fresh coat of paint, an updated bathroom and is ready for you to move in. It's proximity to the Sunalta LRT Station and downtown make it a great investment property as well as young professionals and first time homebuyers. For the outdoor enthusiast, numerous parks and the Bow River Pathway sytem are within a few blocks. For the young family, nearby Sunalta Elementary School was the 4th ranked Elementary School in Calgary in 2023. As soon as you enter this apartment, you will appreciate the open floorplan. It boasts a large kitchen with Stainless Steel Appliances and Stone Counter Tops and a large living area with wood burning fireplace. On those warm summer evenings, you can relax on the top floor balcony overlooking a picturesque street with large mature trees. On the cold winter evenings, cuddle up in front of the wood burning fireplace. This unit has a large primary with conveniently attached walk in closet and laundry. A second bedroom and recently updated bathroom complete this well designed unit. It also comes with one assigned covered parking stall and there is street parking available out front. Units like this usually move quickly so contact your favorite REALTOR for a showing today.**

Inclusions: **All Window Coverings**
Property Listed By: **TREC The Real Estate Company**

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









