



THE
A-TEAM

**RE/MAX
FIRST**

1824 11 Avenue #302, Calgary T3C 0N7

MLS® #: **A2172291** Area: **Sunalta** Listing **10/15/24** List Price: **\$229,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 21-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **769**
 Low Sqft:
 Ttl Sqft: **769**

DOM

49
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Concrete,Stucco**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **Breakfast Bar,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`8" x 6`8"
Kitchen	Main	8`8" x 7`4"
Bedroom	Main	11`4" x 10`1"

Room	Level	Dimensions
Living Room	Main	14`4" x 12`4"
Bedroom - Primary	Main	11`5" x 10`11"
4pc Bathroom	Main	8`4" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$514** Title: **Fee Simple** Zoning: **M-H1**
 Fee Freq:

Monthly

Legal Desc: 9210442

Remarks

Pub Rmks: **This charming two bedroom, one bathroom condo in the vibrant community of Sunalta offers both comfort and convenience! This unit is perfect for first-time homebuyers, young professionals, or investors. The open-concept layout maximizes space, with a cozy living room that leads to a private balcony, perfect for enjoying your morning coffee or evening relaxation. The kitchen features ample cabinet space, and a breakfast bar that opens into the living area, making it ideal for entertaining. The bedrooms are spacious, with large windows that bring in plenty of natural light, while the bathroom is updated with stylish fixtures and finishes. With its proximity to parks, cafes, and public transportation, this condo is an ideal urban oasis. Whether you're looking for a peaceful retreat or a bustling city lifestyle, this condo offers the best of both worlds in one of Calgary's most sought-after communities.**

Inclusions: N/A
Property Listed By: Real Broker

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







