



THE
A-TEAM

**RE/MAX
FIRST**

2010 11 Avenue #201, Calgary T3C 0P1

MLS®#: **A2177265**

Area: **Sunalta**

Listing Date: **11/05/24**

List Price: **\$195,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Year Built: **1982**

Finished Floor Area

Abv Sqft: **479**
Low Sqft:
Ttl Sqft: **479**

DOM

46
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Alley Access,Assigned,Off Street,Parking Lot,Stall**

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Concrete,Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`5" x 8`4"	Living Room	Main	15`1" x 10`11"
Bedroom - Primary	Main	10`5" x 8`11"	Entrance	Main	8`5" x 2`11"
4pc Bathroom	Main	7`3" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$453

Title: **Fee Simple**
Fee Freq:

Zoning: **M-H1**

Monthly

Legal Desc: 0714038

Remarks

Pub Rmks: **First time owners or investors, this 1 bedroom and 1 bathroom condo in the heart of Sunalta has lots going for it. The unit has an open concept kitchen and living room. The kitchen has plenty of cupboards and counter space to prep your delicious meals. The spacious bedroom provides ample room for furniture and comfort. The home has been well cared for. You are seconds to Crowchild Trail and 17th Ave. If you play tennis, the Calgary Tennis Club is blocks away. All of your amenities are close by and ready to be enjoyed.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





