



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2006 11 Avenue #304, Calgary T3C 0P1**

MLS® #: **A2181672**      Area: **Sunalta**      Listing Date: **12/01/24**      List Price: **\$194,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1977**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **473**  
 Low Sqft:  
 Ttl Sqft: **473**

DOM  
**20**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Alley Access,Assigned,On Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stucco,Wood Frame,Wood Siding**  
 Flooring: **Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **European Washer/Dryer Combination,Microwave Hood Fan,Range,Refrigerator,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 11`2"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>10`2" x 9`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 8`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$425

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: 0714108

Remarks

Pub Rmks: **Top Floor! Clean, Cozy and Bright 1 Bedroom Apartment. Neatly decorated in soft colors to enhance this renovated apartment. There are hardwood Floors throughout, with laminate in the Bathroom. White Colonial Doors and trim in the Open floor plan. The Kitchen has Plenty of Hickory cabinets, with upgraded white appliances including bottom drawer freezer, built-in Microwave hood fan over the stove. Enjoy the extra space in the built-in Matching pantry. Convenient dining nook with great flow through to the living room. Patio Door access to the Northwest Facing Balcony. Use the European washer/dryer combination in the primary bedroom closet, or for the bigger loads a coin operated laundry is located on the lower floor. Bedroom also is complimented with hardwood floors with easy access to the full bathroom. Parking stall (304) is assigned and located at the back of the building, plus plenty of street angle parking is available. This bright cozy apartment is well located on the quiet west Sunalta (one way traffic). Close to Parks, Shopping, Entertainment venues, easy access to walking/cycling pathways. Short distance to transit. or easy driving roadways! A great Investment or a perfect place to call home!**

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Central)

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

















