



THE
A-TEAM

**RE/MAX
FIRST**

1826 11 Avenue #303, Calgary T3C 0N6

MLS® #: **A2183430**

Area: **Sunalta**

Listing Date: **12/14/24**

List Price: **\$199,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Lane,Level**
Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **605**
Low Sqft:
Ttl Sqft: **605**

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`8" x 11`7"	Kitchen	Main	14`3" x 7`2"
Living Room	Main	15`7" x 10`7"	Den	Main	9`8" x 2`11"
4pc Bathroom	Third				

Legal/Tax/Financial

Condo Fee:
\$472

Title: **Fee Simple**
Fee Freq:

Zoning:
M-H1

Legal Desc:

9610243

Monthly

Remarks

Pub Rmks: **Welcome to this well-kept starter home or investment property, updated apartment in prestige community of Sunalta. It features carpet in the bedroom, hardwood and tiles in living room and washroom, granite in the kitchen, updated cabinet, newer windows and sliding door. Walking distance to LRT station, school, playground, shopping, and public transits. Condo fees includes heat and water. Show today before it is gone!**

Inclusions: n/a

Property Listed By: **Homecare Realty Ltd.**

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



