

1528 11 Avenue #112, Calgary T3C 0M9

MLS®#:	A2186805	Area:	Sunalta	Listing Date:	01/10/25	List Price: \$265,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



General Information Prop Type:	Residential			<u>DOM</u> 11	
Sub Type:	Apartment			<u>Layout</u>	
City/Town:	Calgary	Finished Floor Area		Beds:	2 (2)
Year Built:	1982	Abv Sqft:	876	Baths:	1.0 (1 0)
Lot Information		Low Sqft:		Style:	Low-Rise(1-4)
Lot Sz Ar:		Ttl Sqft:	876		
Lot Shape:				Parking	
				Ttl Park:	1
				Garage Sz:	-
Access:				Surage 52.	
Lot Feat:					
Park Feat:	ark Feat: Assigned, Garage Door Opener, Heated Garage, Parkade, Underground				

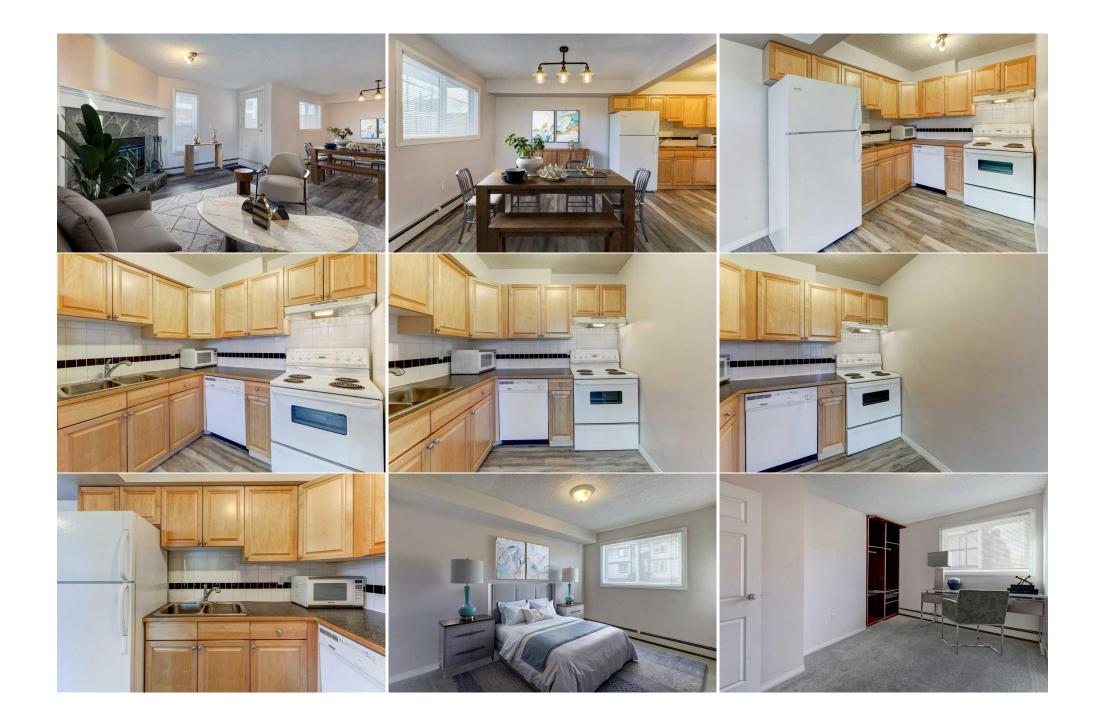
Utilities and Features

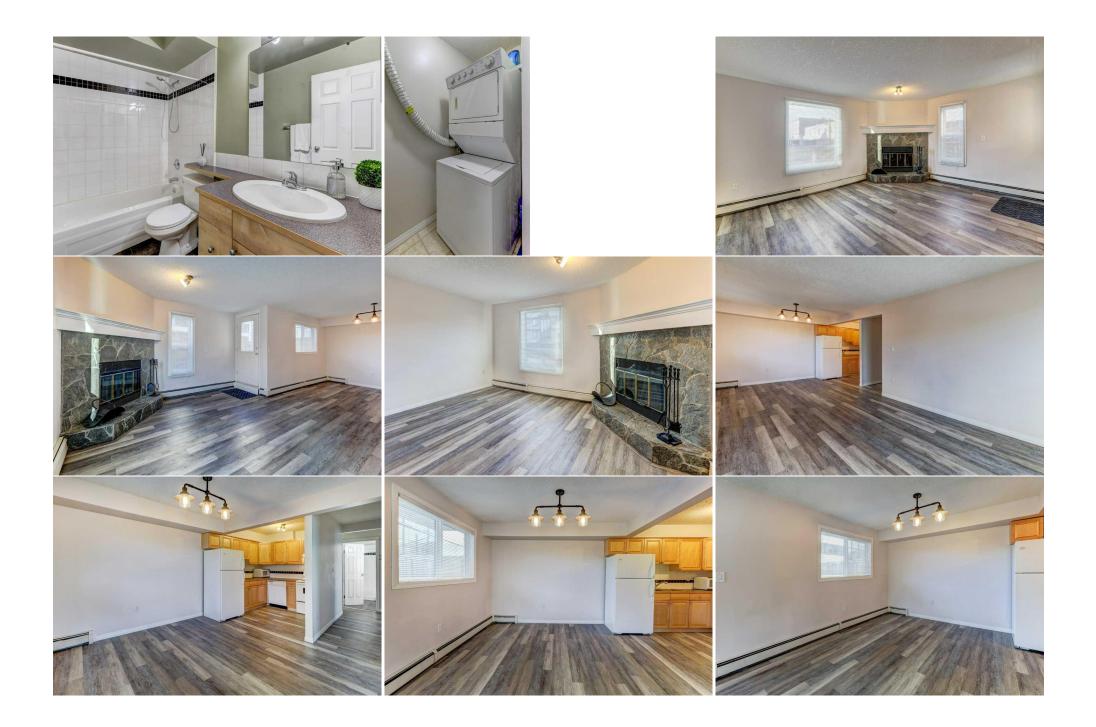
Roof: Heating: Sewer:	Asphalt Shingle Baseboard,Natural Gas		Construction: Concrete,Stucco,Vinyl Sic Flooring:	Concrete,Stucco,Vinyl Siding,Wood Frame				
Ext Feat: Kitchen Appl:	Balcony Dishwasher,Electr	ic Stove,Microwave,Range Hood,Refri	Carpet, Ceramic Tile, Vinyl Water Source: Fnd/Bsmt: Poured Concrete, See Ren	Carpet, Ceramic Tile, Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete, See Remarks				
Int Feat: Utilities:	Built-in Features, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows Room Information							
Room	Level	<u>Dimensions</u>	Room	Level	<u>Dimensions</u>			
Living Room	Main	14`11" x 12`8"	Dining Room	Main	11`1" x 12`4"			
Kitchen	Main	9`3" x 7`8"	Bedroom - Primary	Main	12`4" x 13`6"			
Bedroom	Main	8`10" x 12`10"	4pc Bathroom	Main	8`5" x 4`11"			
Foyer	Main	7`7" x 3`6"	Balcony	Main	17`8" x 28`7"			
-			Legal/Tax/Financial					
Condo Fee:		Title:		Zoning:				

\$542	Fee Simple	M-H1
Legal Desc:	Fee Freq: Monthly 9210679	Remarks
Pub Rmks: Inclusions: Property Listed By:	seamlessly integrates generous living and dining areas, c appreciate numerous updates: LVP flooring (installed in 2 windows throughout providing a fresh and inviting atmos will have access to coin-operated commercial laundry unit feet - much larger and more secluded than typical balcon NOT on ground level but located one floor above the park security and warmth of the heated parkade with one assis building offers low condo fees, secure FOB access, Telus I inner-city location, you'll be just a minute's walk to the bu trendy eateries, cafés, shops, and grocery stores like Safe	rs, this thoughtfully updated 2-bedroom, 1-bath condo in Sunalta boasts a fantastic floor plan that omplemented by a cozy corner fireplace that sets the scene for relaxation. Stepping inside, you'll 017) adds a sleek touch, while the freshly cleaned carpets, recently repainted walls and brand new phere. Two generously sized bedrooms, a 4-pce bathroom and in-unit laundry complete the unit. PLUS you ts for larger loads. One of the stand-out features is the expansive private outdoor space - over 200 square ies. It's an ideal retreat for BBQ gatherings, outdoor seating, or cultivating your favorite plants. This unit is ade, nestled on the quiet northwest corner of the building (not facing busy 11th Avenue). Enjoy the gned parking spot, alongside a secure bicycle room for the cycling enthusiast. The well-managed Barcelona Fibre, and has recently replaced all poly-B plumbing, giving you peace of mind. Situated in an unbeatable us stop and a leisurely 350-meter stroll to the Sunalta LRT station. Embrace the vibrant neighborhood, with eway, Co-op, and Community Natural Foods, all within walking distance. The bustling 17th Avenue district the chance to own this exceptional condo! Check out the virtual tour, and schedule your viewing today

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











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FOYER 77" x 39" 28-941 PRTIO 1787 + 2017 202 +6.5

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