



THE
A-TEAM

**RE/MAX
FIRST**

1613 11 Avenue #305, Calgary T3C 0N3

MLS®#: **A2187536**

Area: **Sunalta**

Listing Date: **01/14/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Stall

Finished Floor Area

Abv Sqft: **555**
Low Sqft:
Ttl Sqft: **555**

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator**
Int Feat: **Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Storage	Main	7`7" x 3`9"
Living Room	Main	11`6" x 9`5"

Room	Level	Dimensions
Bedroom - Primary	Suite	12`0" x 8`10"
Kitchen	Main	8`3" x 8`10"
Dining Room	Main	10`7" x 4`8"

Legal/Tax/Financial

Condo Fee:
\$576

Title: **Fee Simple**
Fee Freq:

Zoning: **M-H1**

Monthly

Legal Desc: 0712083

Remarks

Pub Rmks: **Welcome to this beautifully updated 1-bedroom, 1-bathroom condo located in the highly sought-after community of Sunalta, Calgary. This charming unit is perfect for first-time buyers or savvy investors looking to add a gem to their portfolio. The condo boasts modern upgrades, including new counter-tops that elevate the kitchen's style and functionality, as well as fresh flooring that creates a clean and contemporary aesthetic throughout. This home is move-in ready and offers a fantastic opportunity to enjoy or rent out. The building has also undergone significant upgrades, including new windows and a new roof in recent years, ensuring peace of mind and a solid investment for years to come. Nestled in Sunalta, you'll enjoy the convenience of nearby transit options, trendy cafes, boutique shops, and vibrant urban amenities, all while being moments away from Calgary's downtown core. Don't miss your chance to own this stunning condo in a prime location! Book your showing today!**

Inclusions: **None**
Property Listed By: **Coldwell Banker Vision Realty**

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







