

2002 11 Avenue #1, Calgary T3C 0P1

MLS®#: **A2197042** Area: **Sunalta** Listing **03/06/25** List Price: **\$225,000**
 Status: **Pending** 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:

Access:
 Lot Feat:
 Park Feat:

Alley Access,Assigned,Attached Carport,Covered,Electric Gate,Gated,Paved,Plug-In,Stall

Finished Floor Area

Abv Sqft: **751**
 Low Sqft:
 Ttl Sqft: **751**

DOM

30
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Baseboard,Geothermal**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	19`6" x 13`0"	Bedroom - Primary	Main	13`8" x 8`10"
Foyer	Main	6`6" x 4`11"	Kitchen	Main	9`7" x 7`0"
Bedroom	Main	11`5" x 8`1"	4pc Bathroom	Main	10`3" x 6`11"

Legal/Tax/Financial

Condo Fee: **\$645** Title: **Fee Simple** Zoning: **M-H1**
 Fee Freq:

Monthly

Legal Desc: 0510375

Remarks

Pub Rmks: **Why rent when you can own your own home in the highly sought-after community of Sunalta? This is your chance to experience downtown Calgary living at its finest—efficient, convenient, and ideal. Enjoy easy access to everything urban living offers, including LRT access at Sunalta Station, boutique shopping, the South Bow River pathways, trendy 17th Ave's amazing restaurants and bars, Community Foods health store/grocery, and the newly completed bike lane right outside your front door. Plus, getting in and out of downtown is a breeze. This charming 750 SQFT, corner-unit condo features two bedrooms and is located on the main level of a quiet, well-managed boutique building with assigned parking and a private storage locker. The gated, secure parking area provides extra peace of mind. Say goodbye to waiting for the elevator or hauling groceries through long hallways. The layout ensures an easy, functional day-to-day routine, leaving you more time to relax and enjoy your home. Plus, with no neighbors on the main floor, privacy is guaranteed. Just steps away from covered parking stalls with electrical outlets for battery charging, you'll enjoy the added security of video surveillance. Inside, you're welcomed by vibrant colors that create an inviting atmosphere. The corner unit allows natural sunlight to flood every room, with east and south-facing windows for maximum brightness. Both bedrooms are generously sized and located on opposite corners, providing added privacy. Newer carpet with 8lb underlay enhances comfort throughout. The updated kitchen features stainless steel LG appliances, including a dishwasher. And with a full-sized washer and dryer IN SUITE, laundry is as convenient as it gets. This building is equipped with Pure Ffibre gigabitInternet for those working from home, ensuring top-notch Wi-Fi speed. Other noteworthy upgrades include a new bathroom door, under sink mount water filtration system & bidet. This is a home, not just an apartment—there's no unit quite like this in Sunalta. The entire floor plan is on one level, below grade, ensuring a unique and functional layout. This pet-friendly building (with board approval) welcomes your furry friends. Call today to schedule your private showing!**

Inclusions: **Bidet toilet seat, TV Bracket, Nest, Bedroom Wall light, All Wall shelving, Schlage Lock**

Property Listed By: **RE/MAX First**

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





