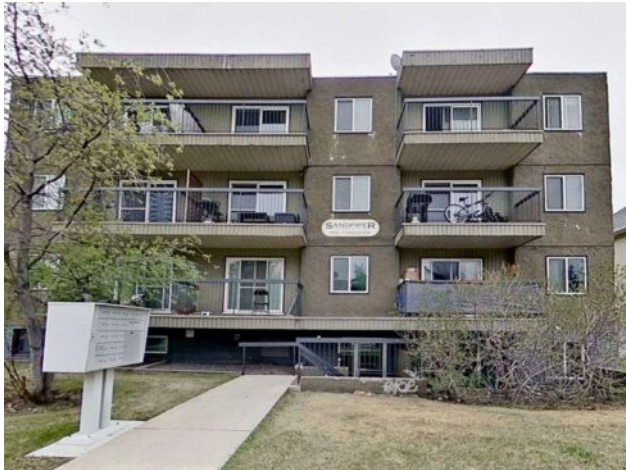


204, 1613 11 Avenue SW
Calgary, Alberta

MLS # A2218886



\$196,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	558 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Electric	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 576
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: Window Coverings

Welcome to a secure, bright, comfy end unit. Open concept makes it a spacious kitchen/living room area. South facing, roomy balcony to enjoy the outside natural sun light. Plenty of (newer) cupboards, with pot drawers and lots of counter top space. Appliances are all black. The 8 foot counter with 8 inch overhang is used as an eating bar(so no need for a kitchen table). The unit has an in-suite, regular size washer and dryer. The building also offers coin laundry downstairs. For your convenience, there is a 90" x 45" storage room for all your extras. Hardwood flooring throughout. Tile in the bathroom. Just freshly painted, vacant and move in ready. New roof (8 years ago), and new boiler system installed last summer. Newer vinyl windows and patio doors. Your car is protected from snow and sun as the unit has an assigned, covered parking stall with electrical plug. Sunalta is a vibrant neighbourhood with C train station just a block away. Excellent location and walking distance to what ever you need - groceries, restaurants, shops, pubs, parks etc.