ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170 robert@grassrootsrealtygroup.ca

204, 1613 11 Avenue SW Calgary, Alberta

\$196,900

Sunalta

1/ jet		Туре:	Residential/Low Rise (2-4 stories)		
		Style:	Apartment-Single Level Unit		
		Size:	558 sq.ft.	Age:	1971 (54 yrs o
		Beds:	1	Baths:	1
A CONTRACTOR		Garage:	Stall		
		Lot Size:	-		
	and the second s	Lot Feat:	-		
Heating:	Baseboard, Boiler, Electric		Water:	-	
Floors:	Hardwood, Tile		Sewer	-	
Roof:	-		Condo	Fee: \$ 576	
Basement:	-		LLD:	-	
Exterior:	Stucco, Wood Frame		Zoning	j: M-H1	
Foundation:	-		Utilitie	s: -	
Features:	Granite Counters, No Smoking Home, Open Floorp	lan			

Division:

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.

MLS # A2218886

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