

**203, 1625 11 Avenue SW
Calgary, Alberta**

MLS # A2267026

\$198,000



Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	495 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 328
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	RM5
Foundation:	-	Utilities:	-
Features:	No Smoking Home		
Inclusions:	none		

What an amazing opportunity! This charming 1-bedroom, 1-bathroom unit on the second floor offers beautiful views overlooking the park — especially stunning as the leaves begin to fall. Enjoy your morning coffee or evening unwind on the patio while taking in the scenery. Located within walking distance to the hustle and bustle of downtown Calgary, you'll love the convenience of being close to shops, restaurants, and transit. The unit includes one assigned parking stall at the back, and there's a common laundry facility located in the basement.