

**103, 2006 11 Avenue SW  
Calgary, Alberta**

**MLS # A2271633**



**\$170,000**

<b>Division:</b>	Sunalta	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	449 sq.ft.	<b>Age:</b> 1977 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b> 1
<b>Garage:</b>	Alley Access, Assigned, Off Street, Stall	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Track Lighting		

**Inclusions:** This home comes fully furnished and all inclusions are sold in "AS IS, WHERE IS" Condition. Turn Key to use as an AIR BNB if you want. The building is AIR BNB Friendly.

Welcome to this awesome cozy condo you can call home before Christmas. Ready for immediate possession, your new home comes complete with all the furnishings you see. Located on a nice quiet street in Sunalta, you are a short walk to all transportation modes if you need them but there is ample street angle parking as well as 1 stall (Assigned) in the back, stall 103. As you walk through the door you can see how immaculate it has been kept. If you are looking for an Air BnB option, you have found it, but if you are looking for a nice quiet place to call home and have it affordable this is it. The condo fees are very reasonable at \$425.00/ month and include heat, water/sewer, common area maintenance, parking, reserve fund contributions, Building insurance and snow removal. Don't hesitate, just bring your personal belongings and move right in, it is ready to go. This is an amazing opportunity for ownership or investment. Please note that this unit is entirely below grade but has large windows in the bedroom and living room areas that still adds an amazing amount of natural light with the southern exposure.