

**32, 1703 11 Avenue SW  
Calgary, Alberta**

**MLS # A2276098**



**\$169,000**

**Division:** Sunalta

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 514 sq.ft. **Age:** 1975 (51 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Flat, Membrane

**Condo Fee:** \$ 451

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stucco, Wood Frame

**Zoning:** M-H1

**Foundation:** -

**Utilities:** -

**Features:** Quartz Counters, Vinyl Windows

**Inclusions:** N/A

Inner-City Living in Sunalta | Pet Friendly | Airbnb Friendly Welcome to this bright and modern 1 bed, 1 bath condo perfectly situated in the highly desirable community of Sunalta. New windows, Vinyl Flooring, Quartz Counters and newer appliances. Located just steps from the Sunalta C-Train Station and the vibrant shops, caf&eacute;s, and entertainment along 17th Avenue SW, this property places you right at the center of Calgary&rsquo;s most dynamic urban lifestyle. Pet-friendly (up to 2 pets per unit; dogs under 50 lbs). Book a showing today!