

**305, 1829 11 Avenue SW  
Calgary, Alberta**

**MLS # A2276491**

**\$225,000**



<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	739 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 696
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Storage		
<b>Inclusions:</b>	N/A		

Welcome to Kings Manor in the heart of Sunalta! This bright and well-maintained 3rd-floor condo offers 2 bedrooms, 1 bathroom, and the convenience of an in-unit storage room, a rare and practical bonus. Just blocks from the Sunalta LRT, commuting downtown is quick and effortless. Inside, the space feels fresh and inviting with brand new patio doors leading to your private balcony, granite countertops, ceramic tile backsplash, a deep country-style sink, and crisp white cabinetry with plenty of storage. Both bedrooms are generously sized, and the bathroom features a raised sink set on granite countertops for a clean, modern finish. Step outside and enjoy everything Sunalta is known for.. trendy caf&eacute;s, green spaces, local shops, and vibrant inner-city living right at your doorstep. Whether you're a first-time buyer, investor, or someone looking to live close to downtown, this is an opportunity you won't want to miss. Bonus features include: a non-post-tension building, a healthy reserve fund, and an assigned covered parking stall. A solid, stylish condo in an unbeatable location. This condo is ready for its next owner.