

**201, 2010 11 Avenue SW
Calgary, Alberta**

MLS # A2285145



\$169,987

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	489 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Off Street, Parking Lot, Stall		
Lot Size:	0.15 Acre		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Location is unbeatable - steps from a park with easy access everywhere, an excellent walk score, nearby LRT, shopping, recreation, Step up and feel all the energy of the vibrant Sunalta neighborhood, with the Calgary Tennis Club just blocks away. This upper-level, second-floor walk-up is a perfect opportunity to start your real estate investment career or own a cozy home in a prime location. Enjoy the convenience of an open kitchen with ample cabinetry and generous counter space, Your new home is ideal for entertaining and sharing daily moments while overlooking the versatile flex room from the kitchen. The generously sized bedroom is paired with a functional bathroom, making your home a home to call your own>Spectacular fantastic buy - drive buy and see it for yourself at 2010 11 Ave SW.