

# \$194,900 - 304, 1613 11 Avenue Sw, Calgary

MLS® #A2163934

**\$194,900**

1 Bedroom, 1.00 Bathroom, 555 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

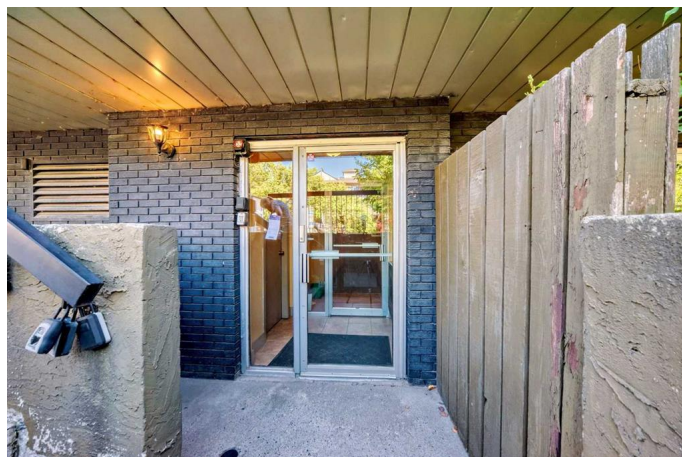
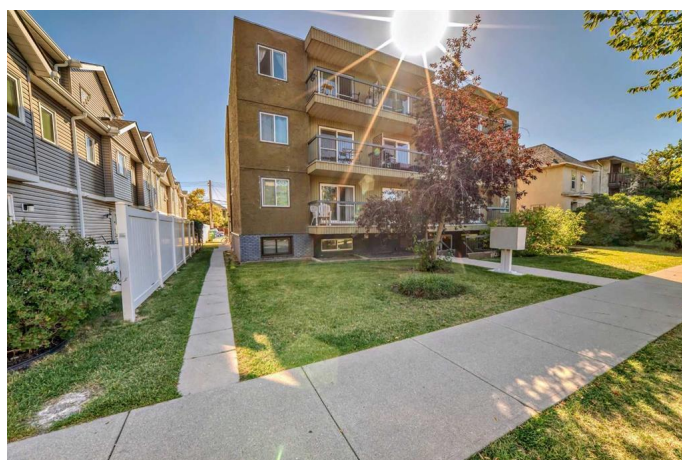
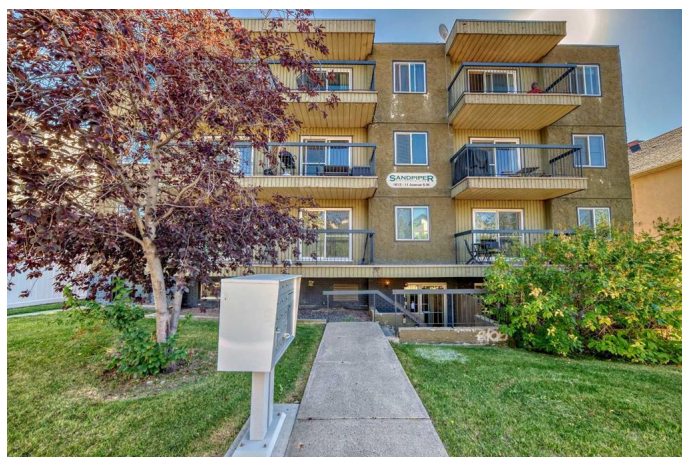
Charming Top Floor Corner Condo in Sunalta  
â€“ Ideal for Investment or First-Time Buyers!  
Discover this bright and sunny top-floor corner unit in the established community of Sunalta just steps to the Sunalta LRT station. With its open floor plan, this condo offers a spacious living experience perfect for entertaining. The galley kitchen features ample cabinets and counter space, making meal preparation a breeze. A brand new washer/dryer unit will be installed in the kitchen by end of October 7 week. The large bedroom easily accommodates a king-size bed, and the full four-piece bathroom is conveniently located nearby. Plenty of natural light streaming through sliding doors, kitchen and bedroom windows and onto your private balcony with pleasant South and South-West views. Additional features include in-suite storage and an assigned parking space. Situated in a vibrant area with close proximity to schools, restaurants, the amenities of 17th Avenue, and the Sunalta Train station, this condo offers both comfort and convenience. NOW VACANT for QUICK possession. Donâ€™t miss out on this excellent opportunityâ€”schedule your viewing today!

Built in 1979

## Essential Information

MLS® #                   A2163934

Price                     \$194,900



Sold Price	\$194,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	555
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### Community Information

Address	304, 1613 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0N3

### Amenities

Amenities	Coin Laundry, Trash
Parking Spaces	1
Parking	Assigned, Off Street, Plug-In, Stall

### Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Storage
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3
Basement	None

### Exterior

Exterior Features	Lighting
Roof	Asphalt/Gravel
Construction	Stucco, Wood Frame

### Additional Information

Date Listed	September 9th, 2024
Date Sold	October 17th, 2024
Days on Market	38
Zoning	M-H1
HOA Fees	0.00

**Listing Details**

Listing Office	2% Realty
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