



\$ 129,900.00

## 304 1821 11 AVENUE SW CALGARY

<https://paulbrinton.com>

One block to the Sunalta LRT station and a 10 minute walk to Downtown!! Ideal for the young professional, investor looking for an easy location to rent or an Air B & B!! The seller will leave all the furniture with the unit if the buyer is interested. This open...

- 1 bed
- 1 bath
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment

**MLS ® #:** A1135385

**Type:** Apartment

**Bedrooms:** 1

**Status:** Active

**Year built:** 1982

**Parking:** Alley Access, Asphalt, Assigned, Off Street, Outside, Stall

**Post Updated:** 2021-09-18 21:06:40

**Bathrooms:** 1

**Bedrooms Above Grade:** 1

**Date added:** 08/10/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Laundry, Roof Deck, Snow Removal

**Exterior Features:** Uncovered Courtyard

**Cooling:** Window Unit(s)

**Interior Features:** Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Storage

**Heating Type:** Baseboard, Boiler, Hot Water, Natural Gas

**Flooring:** Ceramic Tile, Laminate

**Community Features:** Schools Nearby, Playground, Shopping Nearby

**District:** CAL Zone CC

**Inclusions:** All furniture in the unit will stay if the new owner wants it including the A/C units

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** None, Unfinished

**Levels:** Single Level Unit



**Laundry features:** Common Area, Electric Dryer Hookup, In Unit, Laundry Room, Main Level, Washer Hookup

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Unit Number:** 304

**Suite:** No

**Appliances:** Electric Stove, Refrigerator

**Subdivision Name:** Sunalta

**Restrictions:** None Known

**Zoning:** M-H1

**List Price Square Foot:** \$ 320.74

**Photo Count:** 18

**Unit Exposure:** S

**Construction Materials:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 405.00

**Structure Type:** Low Rise (2-4 stories)

