



# 1602 11 Avenue Calgary Alberta

\$259,900

Beautifully renovated TOP-FLOOR Condo in Sunalta's West Village. Here's your chance to own a fully renovated top-floor 1 BED + 1 BATH condo in the vibrant West Village community of Sunalta. This WONDERFUL starter or downsizing home or investment property is located in a PRIME LOCATION is next to Sunalta Park and the new Community Hub, just one block from the West LRT, two blocks from the river pathways, and close to many new restaurants and breweries along 17th Ave SW. The entire building's interior common areas have been renovated in the past two years, featuring new lighting, ceilings, walls, trim, doors, hardware, vinyl plank flooring, commercial-quality baseboards, basement washrooms, and an updated laundry room. The STYLISH new lobby includes a feature wall. The complex offers underground assigned heated parking, dedicated storage locker, secure bike storage room, and upgraded parkade lighting enhance the convenience and security of this building. Additional features include an elevator, smart card shared laundry, camera security system, door security and intercom with Amazon delivery integration, and a new 6 ft. security fence at the rear of the building. Telus Fiber high-speed Internet is available throughout, and there are six outdoor visitor parking spots, and this well-managed building boasts a large reserve fund. The location is ideal, being half a block from the West LRT, adjacent to Sunalta Park and the new Sunalta Community Hub, and just a couple of blocks from river pathways and 12th Ave. bike trails. It is also close to new condo complexes with restaurants and cafes at 14th Street and 10th Avenue, and just a few blocks from the Calgary Tennis Club. The beautiful condo itself features low condo fees and offers a spacious TOP-FLOOR unit with a large glass balcony and brand NEW patio floor tiles providing beautiful views of Sunalta Park. The kitchen is...

4pc Bathroom 5.00 Ft x 8.50 Ft  
 Bedroom 10.50 Ft x 11.58 Ft

Kitchen 12.58 Ft x 9.67 Ft  
 Living room 11.17 Ft x 12.17 Ft

Listing Presented By:



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