



# 1735 11 Avenue Calgary Alberta

\$289,800

2-BED || 1-BATHROOM || SUNALTA || RENOVATED || 2 PARKING STALLS || PARKADE || OUTDOOR TERRACE || SOUTH-FACING || QUICK POSSESSION || GROUND FLOOR || LOW CONDO FEES || LOCATION || INVESTOR ALERT! Incredible value in this renovated Sunalta condo, situated on the ground floor in the Westport building. A fenced semi-private outdoor space (shared with only 1 other unit) in this south-facing ground floor unit is ideal for entertaining guests and regular outdoor access. The entire unit has been tastefully renovated - Quartz counter-tops, new SS appliances, undermount sinks, faucets, toilet, hardware, backsplash, flooring, and paint have all been taken care of for you or your new tenants. Low condo fees (amongst the lowest \$/sqft in the area!), great management, secure parkade (with TWO parking stalls assigned to this unit!!), common laundry room (this unit is also roughed-in for it's own washer/dryer) and incredible location are just a few perks of moving into the centrally located Sunalta today. Great setup for investors - two parking stalls, great proximity to C-train/public transportation, common laundry for building, centrally located, low condo fees AND quick possession available - move in before Christmas and take advantage of the trendy downtown lifestyle in this incredible location! (id:6769)

Kitchen 2.52 M x 2.44 M

Living room 4.42 M x 3.66 M

Primary Bedroom 4.17 M x 3.38 M

Bedroom 3.33 M x 2.74 M

4pc Bathroom 2.44 M x 1.52 M

Dining room 3.05 M x 2.52 M

Listing Presented By:



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See

**Mirror**

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