



1602 11 Avenue Calgary Alberta

\$229,900

TOP-FLOOR beautifully renovated condo in Sunalta's West Village. Here's your chance to own a fully renovated top-floor 1 BED + DEN + 1 BATH condo in the vibrant West Village community of Sunalta. With the building's concrete floor construction, and the top floor location - this unit is VERY QUIET when compared to a wood frame floor building. Also provides a great opportunity for Investors with a potential strong positive cash flow under current market conditions. This WONDERFUL starter or downsizing home is located in a PRIME LOCATION adjacent to Sunalta Park and the new Sunalta 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 interior has been renovated in the past two years, featuring new LED lighting, contemporary paint throughout, new door hardware, luxury vinyl plank flooring and commercial-grade baseboards. The common basement washrooms and laundry room have also been fully renovated, as well as the lobby entrance with new furniture and a STYLISH feature wall. The complex offers underground assigned heated parking, a dedicated storage locker, secure bike storage room, and upgraded LED parkade lighting to enhance the convenience and security of this building. Additional features include an elevator, smart card shared laundry, camera and door security systems and an intercom with Amazon delivery integration. Telus Fiber high-speed Internet is available throughout the building, great for home office residents. At the rear of the building are six outdoor visitor parking stalls and a new 6 ft. fence to increase security. Sunalta Park is a well-managed building with a large reserve fund and low condo fees. This beautiful condo features a spacious TOP-FLOOR unit with a large glass balcony and NEW patio floor tiles providing beautiful views of S...

4pc Bathroom 1.52 M x 2.59 M

Bedroom 3.20 M x 3.53 M

Kitchen 3.83 M x 2.95 M

Living room 3.41 M x 3.71 M

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty

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**RE/MAX REAL ESTATE
(CENTRAL)**

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