



## 1613 11 Avenue Calgary Alberta

\$189,900

Introducing a charming property located in the vibrant neighborhood of Sunalta. This recently updated 1-bedroom and den unit offers a modern and inviting living space, perfect for those seeking contemporary comfort. With a range of brand-new features including flooring, kitchen upgrades, plumbing, and fresh paint, this unit exudes a stylish and refreshed ambiance. As you step into this unit, you'll immediately notice the open-concept living area, creating a seamless flow throughout the space. The natural light cascades in, enhancing the warm and welcoming atmosphere. The den area provides flexibility and can be utilized as a home office, guest room, or additional living space according to your needs. Convenience is a key highlight of this property, as it includes an under-building covered parking spot, ensuring your vehicle remains protected from the elements. Being situated one floor above the main level, you'll enjoy privacy and tranquility while still being able to easily access the amenities of the building. While the unit is still being finished, rest assured that it will be ready for mid-December possession, allowing you to settle into your new home just in time for the holiday season. Sunalta, known for its lively atmosphere and proximity to various amenities, offers a fantastic location for both work and play. Don't miss the opportunity to make this beautifully updated 1-bedroom and den unit in Sunalta your new home. Contact us today to arrange a viewing and secure this wonderful property for yourself. (id:6769)

Kitchen 8.67 Ft x 8.33 Ft

Primary Bedroom 12.00 Ft x 8.83 Ft

Living room 11.67 Ft x 9.67 Ft

Storage Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
REAL BROKER

**RE/MAX**

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

773 Glenmore rd., Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net