



1625 11 Avenue Calgary Alberta

\$179,900

Looking for a condo with charm, character, and an unbeatable inner-city location? Welcome to your Sunalta sanctuary! This bright and move in ready 1-bedroom, 1-bathroom condo isn't just affordable -- it's the perfect blend of cozy comfort and urban convenience. Tucked in the vibrant heart of sought after Sunalta, you will find this charming below-grade unit within a solid and secure concrete building (complete w/updated FOB system). It's right across from a green space/playground and the lively Sunalta Community Centre making it ideal for impromptu Summer picnics, hanging out with friends, throwing a ball around and just enjoying the overall awesome neighbourhood vibe. This unit boasts newer triple pane windows that flood the space with natural light and a super functional mostly open floorplan featuring a galley-style kitchen with new laminate countertops, updated faucet and stainless steel appliances as well as a quaint dining nook with room for a desk for those working from home. You'll love the cozy living area which is perfect for curling up and watching movies. The well-appointed primary bedroom features lots of closet & storage space. Updated lighting throughout and newer laminate flooring adds a sleek, modern touch to the unit. A 4-piece bathroom with bathfitter tub surround (comes w/a forever warranty) and newer sink/faucet rounds out this fantastic space. This unit comes with handy assigned rear parking and easy access to the laundry room just steps from your door -- though it's rarely used since most units have their own. The building is pet-friendly and professionally managed, so you can enjoy peace of mind and easy living. Sunalta C-Train Station is just minutes away (hello, stress-free commute), and if you're into gardening, the outdoors and weekend adventures, you're in luck -- the community garden, parks, and Bow River pathways are all nearby. Feel ...

4pc Bathroom 5.00 Ft x 7.58 Ft

Primary Bedroom 11.58 Ft x 10.33 Ft

Dining room 7.42 Ft x 7.33 Ft

Kitchen 6.92 Ft x 8.92 Ft

Living room 11.08 Ft x 16.33 Ft

Listing Presented By:



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