



## 1908 11 Avenue Calgary Alberta

\$204,900

PRICED TO SELL! Updated END UNIT in a quiet CONCRETE building | 1 block to the Sunalta LRT station | Separate Storage | Assigned Off Street Parking | In-Suite Laundry | Pet Friendly with Board Approval | Local Brewery 1/2 a block away! | Walk Score of 85! Bike Score: 88! WELCOME HOME to the Masini - a well-managed, small & friendly complex, offering an OUTSTANDING location in the Inner City Community of Sunalta! This is one of the few buildings, located along 11th Avenue, where the busy traffic turns off, before passing this complex - so never worry about endless amounts of traffic passing right in front of your home & enjoy this peaceful inner city street, where your private balcony is shrouded by lush trees! This home is perfect for a first-time homebuyer, or the savvy investor looking to expand their portfolio! This sunny, SOUTH facing home welcomes endless amounts of sunshine, to keep those upcoming Winter blues away! With this home being an END UNIT - not only do you share less walls with your neighbours, which makes this a nice quiet home - BUT, you also have additional windows on the side of your home - one in your bright kitchen and another large window in your bedroom! When you walk through your new front door, you are warmly greeted by welcoming colours that expand throughout the home. The updated vinyl flooring is not only pleasant on the eye, but also very easy to keep clean! The updated BRIGHT kitchen offers granite countertops, updated and newer appliances, newer cabinetry & plenty of storage space! This condo is perfectly designed, as there is even a dining room to enjoy meals, after a long day at work, while looking out at the beautiful trees that keep the balcony private and cool in the summer! Just off the kitchen is your INSUITE laundry. The beautiful glass French doors offer a lovely touch to the large bedroom, which has plenty of storage itself...

Dining room 7.00 Ft x 7.50 Ft

Living room 16.58 Ft x 10.33 Ft

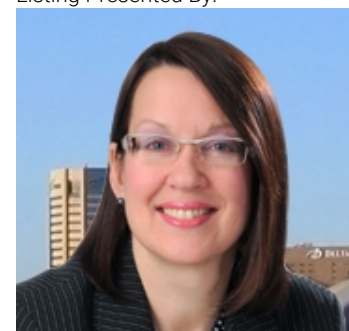
Kitchen 9.67 Ft x 6.50 Ft

Laundry room 3.08 Ft x 2.42 Ft

Primary Bedroom 10.17 Ft x 9.75 Ft

4pc Bathroom 7.25 Ft x 4.92 Ft

Listing Presented By:



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