



## 1602 11 Avenue Calgary Alberta

\$249,000

This bright and spacious second-floor corner unit features 2 bedrooms and 1 bathroom, making it the perfect choice for first-time homebuyers or investors. Enjoy a galley-style kitchen with plenty of cabinet and counter space. The open living area includes a cozy living room and a generous dining area, with access to a large southwest-facing balcony - ideal for relaxing or entertaining. The spacious master bedroom comes with a large closet, and the second bedroom offers plenty of natural light. A well-appointed 4-piece bathroom completes the space. Additional features include in-suite laundry, assigned underground parking, and a storage locker. Conveniently located close to public transportation (Sunalta C-Train Station), shopping, schools, parks, and major roadways. This unit is ready to move in and is perfect for anyone looking for a hassle-free lifestyle. Don't miss out - book your private viewing today! (id:6769)

4pc Bathroom 1.52 M x 2.46 M

Bedroom 2.57 M x 4.04 M

Dining room 3.15 M x 3.15 M

Kitchen 3.15 M x 2.11 M

Living room 3.15 M x 4.95 M

Primary Bedroom 2.97 M x 4.88 M

Storage 1.50 M x 1.47 M

Listing Presented By:



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Century 21 Bamber Realty LTD.

<https://www.towerrealestate.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca