

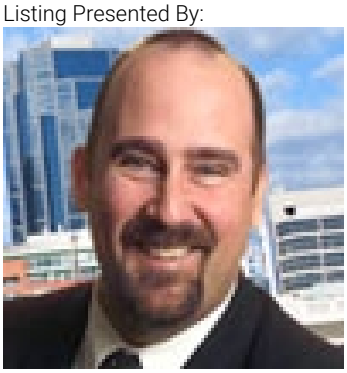
1607 11 Avenue Calgary Alberta

$449,900

Welcome to Fairwood Court, where spacious inner-city living meets unbeatable convenience. This beautifully updated two-bedroom, two-bathroom townhouse offers over 1,350 sq. ft. of thoughtfully designed living space just steps from the Sunalta LRT, making downtown commuting effortless.The bright, open-concept main floor is perfect for both everyday living and entertaining, featuring a renovated kitchen with modern finishes, generous dining space, and a comfortable living room that opens onto an oversized private balcony--ideal for morning coffee or relaxing summer evenings. Each bedroom includes its own full bathroom, creating the perfect layout for professionals, roommates, guests, or those working from home.Enjoy the rare bonus of attached garage parking , along with the peace of mind that comes from a well-maintained complex with significant exterior upgrades already completed, including windows, building envelope, siding, plumbing, deck membranes, and railings.Located in the heart of Sunalta, you're just minutes from Downtown, the Bow River pathways, parks, restaurants, cafes, and the vibrant shops and nightlife of 17th Avenue. Offering exceptional space, value, and location, this is an outstanding opportunity to own in one of Calgary's most walkable inner-city neighbourhoods. (id:6769)

4pc Bathroom 10.25 Ft x 6.67 Ft
Other 13.50 Ft x 4.50 Ft
3pc Bathroom 4.92 Ft x 10.17 Ft
Kitchen 9.17 Ft x 10.25 Ft
Dining room 7.00 Ft x 8.75 Ft
Other 16.58 Ft x 9.67 Ft
Living room 16.08 Ft x 15.25 Ft
Pantry 1.50 Ft x 2.08 Ft
Primary Bedroom 16.17 Ft x 15.42 Ft
Bedroom 9.83 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca