



## 1613 11 Avenue Calgary Alberta

\$194,900

Charming Top Floor Corner Condo in Sunalta - Ideal for Investment or First-Time Buyers! Discover this bright and sunny top-floor corner unit in the established community of Sunalta just steps to the Sunalta LRT station. With its open floor plan, this condo offers a spacious living experience perfect for entertaining. The galley kitchen features ample cabinets and counter space, making meal preparation a breeze. A brand new washer/dryer unit will be installed in the kitchen by end of October 7 week. The large bedroom easily accommodates a king-size bed, and the full four-piece bathroom is conveniently located nearby. Plenty of natural light streaming through sliding doors, kitchen and bedroom windows and onto your private balcony with pleasant South and South-West views. Additional features include in-suite storage and an assigned parking space. Situated in a vibrant area with close proximity to schools, restaurants, the amenities of 17th Avenue, and the Sunalta Train station, this condo offers both comfort and convenience. NOW VACANT for QUICK possession. Don't miss out on this excellent opportunity--schedule your viewing today! (id:6769)

Primary Bedroom 12.08 Ft x 8.75 Ft

4pc Bathroom 4.92 Ft x 7.08 Ft

Other 3.75 Ft x 5.33 Ft

Storage 7.58 Ft x 3.75 Ft

Living room 11.50 Ft x 10.00 Ft

Dining room 10.25 Ft x 6.83 Ft

Kitchen 8.33 Ft x 8.75 Ft

Other 10.50 Ft x 4.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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