



## 1703 11 Avenue Calgary Alberta

\$174,900

EXCELLENT INVESTMENT OPPORTUNITY! This updated 1 bed and 1 bathroom condo is ideally located in Sunalta. The gallery kitchen has updated kitchen cabinets and fitted with stainless steel appliances leading to a dedicated dining room area, and an open concept living area with direct access through the newer patio doors that lead to your own private balcony. There is a good sized primary bedroom with plenty of closet space, and a 4 piece bathroom just down the hall. The location is perfect...1 block to the C-train station, the building backs onto a park and is across the street from another, walk or bike into downtown or a few blocks to trendy 17 Ave SW. Assigned parking stall, communal laundry, and security cameras. CURRENTLY THERE IS A GREAT TENANT IN PLACE SO CAN EASILY BE A TURN KEY INVESTMENT. THE BUILDING IS ALSO AIRBNB FRIENDLY, AND PET FRIENDLY! (id:6769)

Primary Bedroom 9.75 Ft x 10.33 Ft

Other 3.08 Ft x 10.33 Ft

Living room 10.50 Ft x 16.67 Ft

Dining room 8.00 Ft x 5.92 Ft

Kitchen 7.58 Ft x 8.00 Ft

4pc Bathroom Measurements not available

Other 11.33 Ft x 3.50 Ft

Listing Presented By:



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