

# \$196,900 - 204, 1613 11 Avenue Sw, Calgary

MLS® #A2218886

**\$196,900**

1 Bedroom, 1.00 Bathroom, 558 sqft

Residential on 0.00 Acres

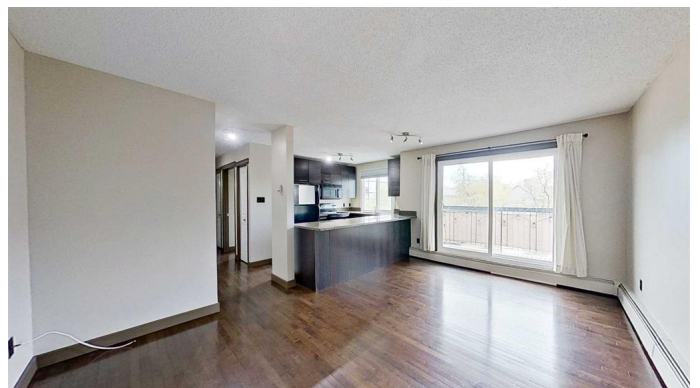
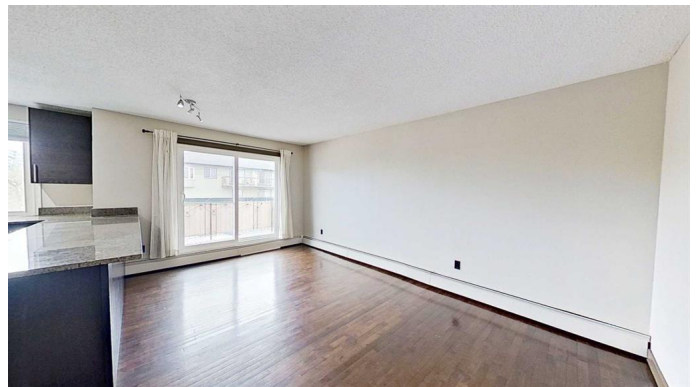
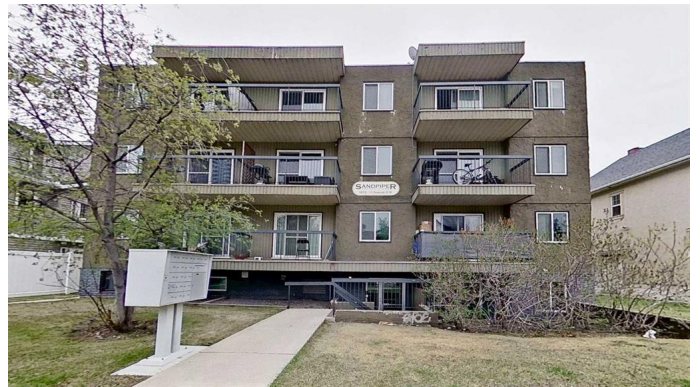
Sunalta, Calgary, Alberta

Welcome to a secure, bright, comfy end unit. Open concept makes it a spacious kitchen/living room area. South facing, roomy balcony to enjoy the outside natural sun light. Plenty of (newer) cupboards, with pot drawers and lots of counter top space. Appliances are all black. The 8 foot counter with 8 inch overhang is used as an eating bar( so no need for a kitchen table). The unit has an in-suite, regular size washer and dryer. The building also offers coin laundry downstairs. For your convenience, there is a 90â€ x 45â€ storage room for all your extras. Hardwood flooring throughout. Tile in the bathroom. Just freshly painted, vacant and move in ready. New roof (8 years ago), and new boiler system installed last summer. Newer vinyl windows and patio doors. Your car is protected from snow and sun as the unit has an assigned, covered parking stall with electrical plug. Sunalta is a vibrant neighbourhood with C train station just a block away. Excellent location and walking distance to what ever you need - groceries, restaurants, shops, pubs, parks etc.

Built in 1971

## Essential Information

MLS® #	A2218886
Price	\$196,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	558
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	204, 1613 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N9

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Granite Counters, No Smoking Home, Open Floorplan
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard, Boiler, Electric
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	8
Zoning	M-H1

### **Listing Details**

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