

# \$187,900 - 304, 2006 11 Avenue Sw, Calgary

MLS® #A2196778

**\$187,900**

1 Bedroom, 1.00 Bathroom, 474 sqft  
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Top Floor! Clean, Cozy and Bright 1 Bedroom Apartment. Neatly decorated in soft colors to enhance this renovated apartment. There are hardwood Floors throughout, with laminate in the Bathroom. White Colonial Doors and trim in the Open floor plan. The Kitchen has Plenty of Hickory cabinets, with upgraded white appliances including bottom drawer freezer, built-in Microwave hood fan over the stove. Enjoy the extra space in the built-in Matching pantry. Convenient dining nook with great flow through to the living room. Patio Door access to the Northwest Facing Balcony. Use the European washer/dryer combination in the primary bedroom closet, or for the bigger loads a coin operated laundry is located on the lower floor. Bedroom also is complimented with hardwood floors with easy access to the full bathroom. Parking stall (304) is assigned and located at the back of the building, plus plenty of street angle parking is available. This bright cozy apartment is well located on the quiet west Sunalta (one way traffic). Close to Parks, Shopping, Entertainment venues, easy access to walking/cycling pathways. Short distance to transit. or easy driving roadways! A great Investment or a perfect place to call home!

Built in 1977

## Essential Information

MLS® #	A2196778
Price	\$187,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	474
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	304, 2006 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P1

### **Amenities**

Amenities	Coin Laundry, Park, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Alley Access, Assigned, On Street, Stall, Plug-In

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Built-in Features
Appliances	Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination, Range
Heating	Baseboard, Hot Water, Natural Gas, Boiler
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 25th, 2025

Days on Market 17

Zoning M-H1

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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