



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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106, 1735 11 Avenue SW  
Calgary, Alberta

MLS # A2238274



\$214,100

|             |                                   |            |        |
|-------------|-----------------------------------|------------|--------|
| Heating:    | Baseboard, Hot Water, Natural Gas | Water:     | -      |
| Floors:     | Laminate, Tile                    | Sewer:     | -      |
| Roof:       | Asphalt Shingle                   | Condo Fee: | \$ 438 |
| Basement:   | None                              | LLD:       | -      |
| Exterior:   | Brick, Vinyl Siding, Wood Frame   | Zoning:    | M-H1   |
| Foundation: | -                                 | Utilities: | -      |
| Features:   | Laminate Counters                 |            |        |
| Inclusions: | N/A                               |            |        |

\*\*\*NEW ATTRACTIVE PRICE>>>LOW CONDO FEES>>>UNDERGROUND PARKING!! VERY AFFORDABLE ONE BEDROOM CONDO NICELY LOCATED IN SUNALTA!\*\*\* The "WESTPORT" is conveniently near 17TH AVENUE and DOWNTOWN!! This condo is a perfect starter home...or investment property. Easy walk to the LRT! The unit offers a nice LAYOUT with spacious living room, galley kitchen, dining area, good size primary bedroom...4-piece bathroom and insuite storage (Includes HOOKUPS for washer/dryer). The common laundry room is near unit on main floor. A LARGE private PATIO is included with this unit. The indoor underground parking stall is safe and secure...not to mention you'll always start a WARM CAR in those cold winter months!! ALL appliances are included in sale price. BRAND NEW dishwasher just installed. FOB KEY entry throughout the building and parkade. Reasonable CONDO FEES include heat/water/sewer! The WESTPORT is a pet-friendly building...parks, paths and a playground are nearby. New asphalt shingle roof replacement in 2024. Be sure to come take a look at this perfect mix of both an URBAN and PEACEFUL neighborhood. VALUE IS HERE!