

203, 1817 11 Avenue SW
Calgary, Alberta

MLS # A2209712



\$169,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	512 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Step into this freshly renovated one-bedroom, one-bathroom condo in the heart of Sunalta—offering a modern, move-in ready space that’s perfect for first-time buyers or a great addition to your investment portfolio! This charming unit, located on the second floor, features a spacious South-facing deck that’s flooded with natural sunlight—creating a bright and inviting atmosphere. It’s the ideal spot for your morning coffee or relaxing at the end of the day. The cozy living room, complete with a wood-burning fireplace, provides a warm and relaxing ambiance. Plus, enjoy the convenience of in-building laundry facilities and an assigned parking stall just below your balcony, with ample street parking options nearby. Sunalta is a sought-after inner-city community known for its tree-lined streets, vibrant walkability, and easy access to downtown Calgary. You’ll be steps away from the Sunalta C-Train station, trendy cafes, local shops, parks, and the Bow River pathways—perfect for biking, jogging, or a peaceful stroll. Whether you’re looking to purchase your first home or searching for a turnkey investment property, this beautifully renovated condo offers an amazing opportunity. Don’t miss out—book your viewing today!