

41, 1703 11 Avenue SW
Calgary, Alberta

MLS # A2209809



\$179,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	514 sq.ft.	Age:	1975 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Alley Access, Assigned, On Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks, Vinyl Windows		
Inclusions:	N/A		

Welcome to Unit #41 at the Parkview, a top-floor, one-bedroom, one-bathroom condo located in the highly sought-after inner-city community of Sunalta. This bright and thoughtfully laid-out unit offers the perfect blend of comfort, convenience, and lifestyle—ideal for first-time buyers, investors, or anyone looking for a well-located urban home. What sets this unit apart is its Airbnb-friendly status, giving you the flexibility to generate rental income or simply enjoy the space as your own private retreat. The top-floor location means no upstairs neighbors and added quiet, with a private balcony where you can take in views of the treetops and surrounding neighborhood. The condo features an open-concept living and dining area, a functional kitchen, and a spacious bedroom with great closet space. Natural light floods the unit, and you’ll appreciate the thoughtful updates and clean, well-maintained interior. One of the biggest perks? You’re just steps from the Sunalta C-Train station, making downtown commutes or trips to the university quick and easy. Plus, you’re walking distance to parks, 17th Avenue shops and restaurants, bike paths, and everything else this dynamic area has to offer. The building itself is professionally managed, well cared for, and has a strong sense of community among residents. Whether you’re looking to live in the unit full-time, use it part-time and rent it out, or fully leverage it as a short-term rental investment, the options are all here. If you’ve been waiting for a low-maintenance condo in a vibrant, walkable location—with flexibility and style—this is the one.