

# \$169,000 - 203, 1817 11 Avenue Sw, Calgary

MLS® #A2209712

**\$169,000**

1 Bedroom, 1.00 Bathroom, 512 sqft

Residential on 0.00 Acres

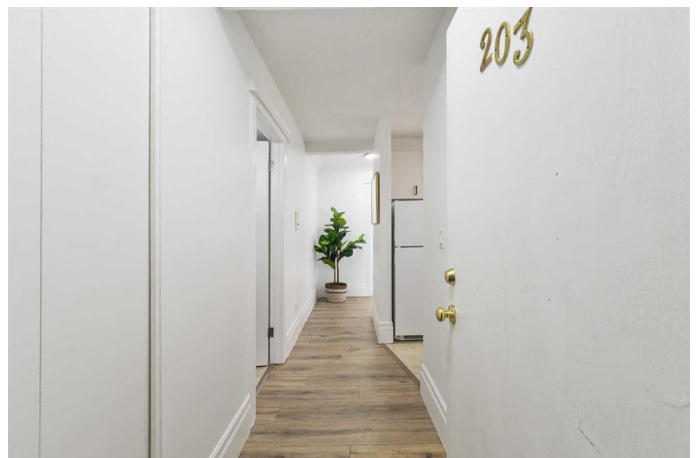
Sunalta, Calgary, Alberta

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!



Built in 1976

### Essential Information

MLS® #	A2209712
Price	\$169,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	512
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	203, 1817 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N7

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame, Wood Siding

### **Additional Information**

Date Listed	April 13th, 2025
Days on Market	4
Zoning	M-H1

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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