

# \$225,000 - 1, 2002 11 Avenue Sw, Calgary

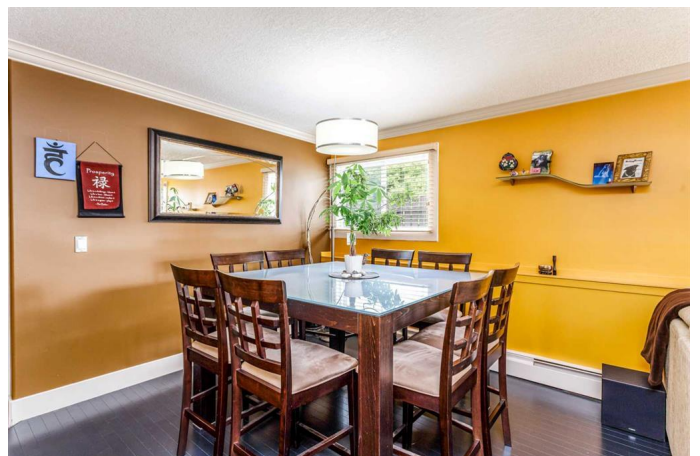
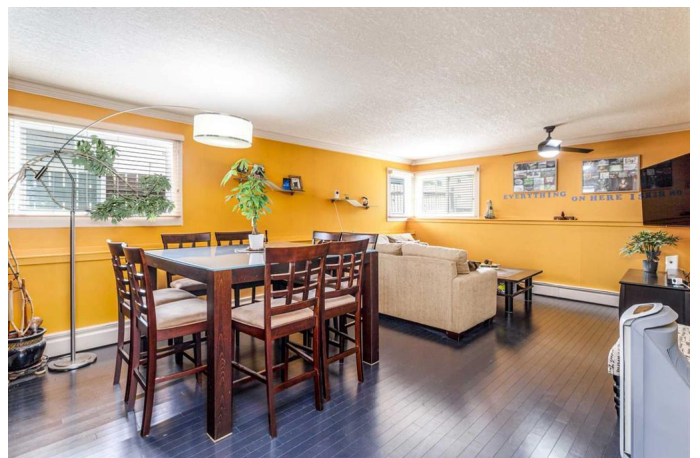
MLS® #A2197042

**\$225,000**

2 Bedroom, 1.00 Bathroom, 751 sqft  
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Why rent when you can own your own home in the highly sought-after community of Sunalta? This is your chance to experience downtown Calgary living at its finest—efficient, convenient, and ideal. Enjoy easy access to everything urban living offers, including LRT access at Sunalta Station, boutique shopping, the South Bow River pathways, trendy 17th Ave's amazing restaurants and bars, Community Foods health store/grocery, and the newly completed bike lane right outside your front door. Plus, getting in and out of downtown is a breeze. This charming 750 SQFT, corner-unit condo features two bedrooms and is located on the main level of a quiet, well-managed boutique building with assigned parking and a private storage locker. The gated, secure parking area provides extra peace of mind. Say goodbye to waiting for the elevator or hauling groceries through long hallways. The layout ensures an easy, functional day-to-day routine, leaving you more time to relax and enjoy your home. Plus, with no neighbors on the main floor, privacy is guaranteed. Just steps away from covered parking stalls with electrical outlets for battery charging, you'll enjoy the added security of video surveillance. Inside, you're welcomed by vibrant colors that create an inviting atmosphere. The corner unit allows natural sunlight to flood every room, with east and south-facing windows for maximum brightness. Both bedrooms are generously sized and located on opposite corners, providing added



privacy. Newer carpet with 8lb underlay enhances comfort throughout. The updated kitchen features stainless steel LG appliances, including a dishwasher. And with a full-sized washer and dryer IN SUITE, laundry is as convenient as it gets. This building is equipped with Pure Ffibre gigabitInternet for those working from home, ensuring top-notch Wi-Fi speed. Other noteworthy upgrades include a new bathroom door, under sink mount water filtration system & bidet. This is a home, not just an apartmentâ€™thereâ€™s no unit quite like this in Sunalta. The entire floor plan is on one level, below grade, ensuring a unique and functional layout. This pet-friendly building (with board approval) welcomes your furry friends. Call today to schedule your private showing!

Built in 1977

### **Essential Information**

MLS® #	A2197042
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	751
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	1, 2002 11 Avenue Sw
Subdivision	Sunalta
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3C 0P1

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Alley Access, Assigned, Attached Carport, Covered, Electric Gate, Gated, Paved, Plug-In, Stall

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Geothermal
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	None
Roof	Asphalt
Construction	Wood Frame

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	34
Zoning	M-H1

### **Listing Details**

Listing Office	RE/MAX First
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