

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

MLS® #A2209712

**\$169,000**

1 Bedroom, 1.00 Bathroom, 512 sqft

Residential on 0.00 Acres

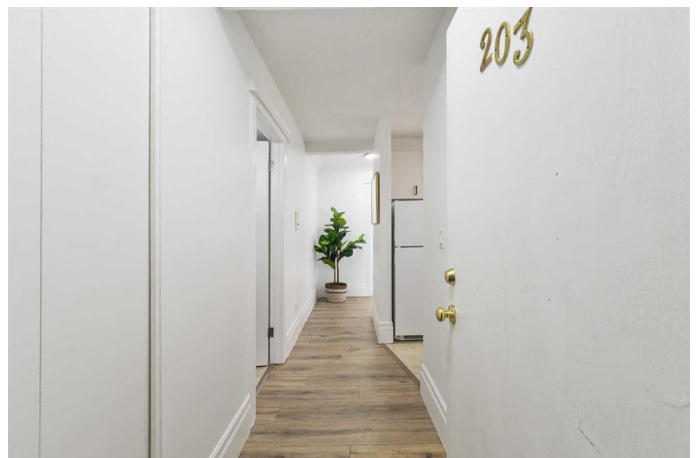
Sunalta, Calgary, Alberta

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 | 19               |
| Zoning         | M-H1             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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