

310, 1735 11 Avenue SW
Calgary, Alberta

MLS # A2277266



\$262,500

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: NA

This bright and beautifully maintained 2-bedroom, 2-bathroom condo offers the ideal blend of comfort, convenience, and low-maintenance living. Whether you're stepping into homeownership for the first time or looking to downsize without sacrificing space, this thoughtfully designed layout just makes sense. Natural light fills the open-concept living area, creating a warm and welcoming space to relax or entertain. The functional kitchen and dedicated dining area offer plenty of room for everyday living, while the spacious living room opens onto a large private balcony — perfect for morning coffee or quiet evenings outdoors. The primary bedroom features generous closet space and a full ensuite with a jetted tub, giving you a private retreat at the end of the day. A second bedroom and full bathroom provide flexibility for guests, a home office, or hobbies. Plus, the in-suite storage room means everything has its place. Enjoy the added security of FOB-controlled access and the convenience of your own underground parking stall — no scraping windshields in the winter. This pet-friendly building is ideally located near parks, walking paths, playgrounds, and the LRT, making it easy to stay connected while enjoying nearby green space. With a new asphalt shingle roof completed in 2024, this well-managed building offers peace of mind — so you can focus on enjoying your home, not maintaining it. Simple. Comfortable. Move-in ready. An opportunity to own with confidence — or downsize with ease.