

32, 1703 11 Avenue SW
Calgary, Alberta

MLS # A2303043



\$155,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	514 sq.ft.	Age:	1975 (51 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Fridge, Stove, Washer/Dryer combo, Hoodfan,

Welcome to this thoughtfully refreshed 1 bed, 1 bath condo in the heart of Sunalta—just steps to the C-Train and minutes from 17th Ave’s shops, restaurants, and nightlife. This move-in ready unit features practical updates for everyday living including new windows, vinyl flooring, quartz countertops, updated bathroom, freshly painted ceiling, and a brand new in-unit washer/dryer combo for added convenience. Pet-friendly (up to 2 pets, dogs under 50 lbs) and Airbnb-friendly, making it a great option for both first-time buyers and investors. Building is well managed with all the major work completed recently including; all windows and sliding doors replaced, new roof, east side stucco, and new boiler in 2022. Upcoming work scheduled is building a fence and removing all carpet and installing tile floor in the public areas. Unbeatable location. Strong rental potential. Call your favorite Realtor and book your showing today!