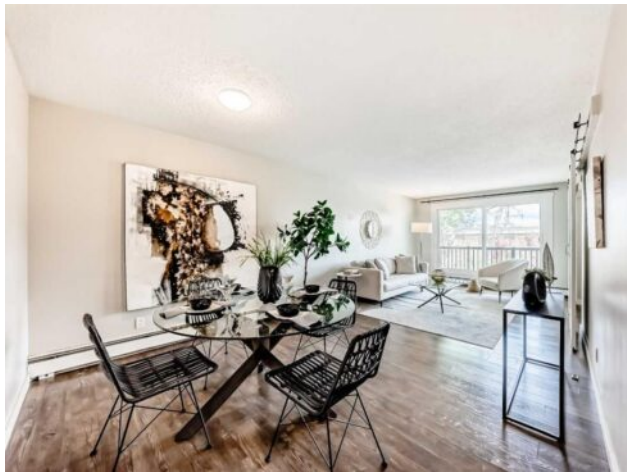


**401, 1829 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2309743**



## \$225,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunalta                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,047 sq.ft.                       | <b>Age:</b>   | 1965 (61 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Carport, Stall           |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                        |                   |        |
|--------------------|----------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                             | <b>Condo Fee:</b> | \$ 973 |
| <b>Basement:</b>   | -                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-H1   |
| <b>Foundation:</b> | -                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home        |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to #401, 1829 11 Ave SW in the heart of SUNALTA. If you've been looking for true INNER-CITY living with REAL SPACE, this TOP FLOOR CORNER UNIT is one you don't want to miss. Offering 3 BEDROOMS - one of which is adjacent to living can be serve as a LARGE Office / Den / Flex room, this layout gives you flexibility whether you're working from home, accommodating guests, or growing into the space. From the moment you step inside, you'll notice how functional and comfortable the floorplan feels. The main living area is bright and open, with a generous living and dining space that can actually handle full-sized furniture. Large windows bring in plenty of NATURAL LIGHT, and being on the top floor means added PRIVACY and a quieter living experience overall. The kitchen connects seamlessly to the dining area, making it ideal for hosting friends or simply enjoying everyday life. The other two bedrooms are thoughtfully positioned on the opposite side of the unit, creating separation from the main living area. Both bedrooms are SPACIOUS and practical, and the unit also features a full 4-PIECE BATH along with impressive IN-UNIT STORAGE, something you rarely find in condos at this price point. You'll also appreciate the COVERED CARPORT PARKING stall with plug-in, a must-have for Calgary winters. The building is well situated within 5 min walking distance to Sunalta station and very close to transit, parks, schools, local shops, and just minutes to downtown and 17th AVE. The address is designated for one of the BEST HIGH SCHOOLS: WESTERN CANADA which is only 6 min drive. Designated Junior High: Mount Royal School is 5 min drive and designated Elementary: Sunalta School is just 2 min drive. This home works for a wide range of buyers. Professionals will love the QUICK

COMMUTE. First-time buyers will appreciate one of the LOWEST PRICED 3 bed unit. LARGER FAMILY will enjoy the square footage. INVESTORS will recognize the strong rental appeal of a large unit in an established community like SUNALTA. Families with SCHOOL GOING KIDS will be benefited from higher ranked school in very close proximity. Opportunities to own a unit of this SIZE, in this LOCATION, at this PRICE point don't come up often. Book your showing and see the potential for yourself.