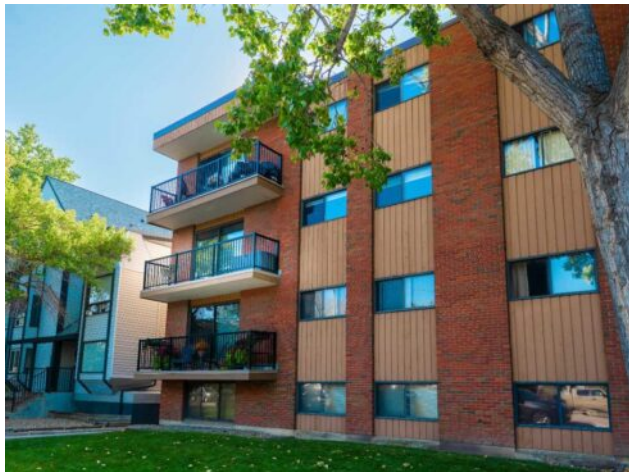


305, 1829 11 Avenue SW
Calgary, Alberta

MLS # A2312234



\$195,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	739 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 696
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Storage, Track Lighting, Vinyl Windows		
Inclusions:	N/A		

Welcome to urban living in the heart of Sunalta! This stylish 2-bedroom, 1-bathroom third-floor condo offers the perfect blend of comfort, convenience, and inner-city charm. Featuring granite countertops, a farmhouse-style sink, vinyl plank flooring, and updated windows and patio door, this home has been thoughtfully refreshed with both style and function in mind. Enjoy your morning coffee before hopping on the nearby C-Train, or spend your weekends exploring local cafes, parks, boutiques, and downtown Calgary just minutes away. Whether you're a first-time buyer, young professional, investor, or someone looking to embrace a walkable lifestyle, this location checks all the boxes. Bright, inviting, and move-in ready this is your chance to own in one of Calgary's most vibrant inner-city communities.