

303, 1829 11 Avenue SW
Calgary, Alberta

MLS # A2324357



\$149,800

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	486 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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Excellent value for first-time buyers, downsizers, or investors. This bright, well-maintained condominium features a functional floor plan with a spacious living room opening onto a large balcony through newer sliding patio doors. The kitchen offers ample cabinetry and space for a dining table, while the 4-piece bathroom, and newer windows add to the home's comfort and practicality. The building offers a convenient shared laundry room, and the unit includes an assigned parking stall with plug-in. The condominium fees provide excellent value by including heat, water, sewer, and exterior maintenance, helping to simplify monthly ownership costs. Ideally located just minutes from the new LRT station, downtown, 17th Avenue, shopping, the Bow River, and extensive pathway systems, this property offers exceptional convenience and strong long-term investment potential. Simply move in and enjoy.