

204, 1735 11 Avenue SW
Calgary, Alberta

MLS # A2327622



\$239,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	874 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 663

LLD: -

Zoning: M-H1

Utilities: -

Inclusions: n/a

Location, lifestyle, and convenience come together in this beautifully maintained 2-bedroom, 2-bathroom second-floor condo, located just steps from the Sunalta LRT Station. Whether you're commuting downtown, heading to work, or exploring Calgary's vibrant inner city, you'll love having everything within easy reach. With over 870 sq. ft. of thoughtfully designed living space, this move-in-ready home features an inviting open-concept layout that seamlessly connects the spacious living room, dining/flex area, and functional galley kitchen—perfect for everyday living or entertaining friends and family. The generous primary bedroom offers plenty of room to unwind and features a private 4-piece ensuite. The second bedroom is thoughtfully positioned on the opposite side of the unit, providing excellent privacy for guests, a roommate, or a home office. A second full 4-piece bathroom, convenient in-suite storage, and a stacked washer and dryer add to the home's practicality. Step outside onto your private balcony, perfectly sized for your BBQ and a cozy bistro set—an ideal spot to enjoy your morning coffee or relax after a busy day. This professionally managed, pet-friendly building (with board approval) offers an elevator, secure underground parking, and low-maintenance condominium living. Living in Sunalta means enjoying one of Calgary's most desirable inner-city neighbourhoods. You're only minutes from downtown while surrounded by mature trees, parks, bike pathways, local caf  s, restaurants, breweries, and boutique shops. Spend weekends walking along the Bow River pathways, enjoying nearby Shaw Millennium Park, catching events at the downtown core, or simply taking advantage of the unbeatable access to transit and major routes. Whether you're a first-time buyer, investor, or someone looking to enjoy an exciting

inner-city lifestyle, this exceptional condo offers outstanding value in a location that's hard to beat. Don't miss your opportunity to call this fantastic Sunalta condo home!