

102, 1829 11 Avenue SW  
Calgary, Alberta

MLS # A2237674

# \$179,900



<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Location! Location! Location! An excellent opportunity for first-time homebuyers or investors &mdash; a well-maintained 1-bedroom, 1-bathroom condo located in the highly walkable and connected community of Sunalta. Positioned on the ground floor of a quiet, four-storey building, this 481 sq. ft. unit offers functionality, low maintenance, and unbeatable urban convenience. Enjoy the comfort of in-suite laundry, a titled outdoor parking stall, and a practical open-concept layout, ideal for individuals seeking a simple yet central living experience. Key features include: bright living space with natural light; efficient kitchen with white cabinetry, essential appliances, and a washer-dryer combo; spacious bedroom with built-in closet; Full 4-piece bathroom; two hallway storage closets; quick, stair-free access and close proximity to building entry. Located just a 6-minute walk to the Sunalta C-Train Station, commuting downtown or across the city is effortless. With local bakeries, caf&eacute;s, restaurants on 17th Avenue, Safeway, CO-OP, Community Natural Foods, parks, and river pathways all nearby, this address offers a lifestyle of true urban convenience. Sunalta is known for its vibrant character, tree-lined streets, and strong sense of community, combining the energy of downtown living with a peaceful neighbourhood atmosphere. Whether you're looking to enter the Calgary real estate market or add a reliable asset to your rental portfolio, this condo presents a compelling opportunity at an affordable price point.