

404, 1829 11 Avenue SW  
Calgary, Alberta

MLS # A2284290



# \$199,900

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	473 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Street Lighting		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 444
<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>	No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to this beautifully renovated top-floor one-bedroom condo offering the perfect balance of modern comfort, smart design, and unbeatable inner-city convenience. Thoughtfully updated with quartz countertops, slate tile flooring, contemporary cabinetry, and a stylishly renovated bathroom, this home delivers a clean, move-in-ready aesthetic that appeals to both homeowners and investors alike. The intelligently designed layout maximizes every square foot, featuring a generously sized bedroom that can comfortably accommodate a king-sized bed, a rare find in this category. The well-proportioned living area flows into a defined dining space, creating separation between relaxing and entertaining that makes the home feel larger than expected. An unusually large entry closet, along with additional in-unit storage, offers exceptional functionality not often found in condos of this size. Enjoy top-floor privacy, a private balcony, and an assigned parking stall in a well-maintained building. Located just steps to the Sunalta CTrain station and within walking distance of multiple transit options, commuting downtown or across the city is effortless. Surrounded by local cafes, restaurants, parks, pathways, and everyday amenities, this highly walkable location supports a vibrant urban lifestyle while maintaining strong long-term rental appeal. Vacant possession available April 1, making this an excellent opportunity for investors seeking consistent rental demand or first-time buyers looking to enter the market in a transit-connected, inner-city location. A smart purchase in a neighborhood where convenience, lifestyle, and value intersect.