

203, 1833 11 Avenue SW  
Calgary, Alberta

MLS # A2285772



## \$289,900

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 823
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks		

**Inclusions:** N/A

Tucked away at the quiet end of 11 Avenue SW, this beautifully updated low-rise condo offers the perfect balance of urban convenience and peaceful living. Corner unit, featuring elevator access and secure underground parking, in a well-maintained building provides comfort and easy living. Inside, you'll find an airy, open-concept floor plan with two spacious bedrooms and two full bathrooms, well designed for both daily life and entertaining. Bright principal rooms flow seamlessly between the kitchen, dining, and living areas, creating a welcoming and functional space. In-suite laundry adds to the convenience. Plus there is a large covered deck with a gas line. The modern kitchen offers a full LG appliance package, abundant cabinetry, a pantry, and a large quartz working island ideal for meal prep or gathering with friends. Engineered, wide-plank flooring throughout, upgraded lighting, and refreshed kitchen cabinetry elevate the home's contemporary appeal. Condo fees include ALL utilities, offering exceptional value and simplified budgeting. Enjoy an unbeatable location just steps from downtown, playgrounds, restaurants, pubs, and cafés, and only a 3-minute walk to the Sunalta LRT station for effortless commuting.