

\$169,900 - 102, 1829 11 Avenue Sw, Calgary

MLS® #A2237674

\$169,900

1 Bedroom, 1.00 Bathroom, 482 sqft

Residential on 0.00 Acres

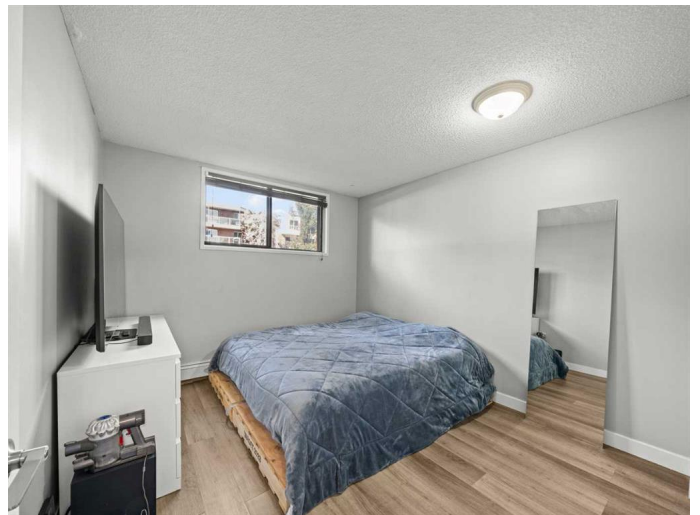
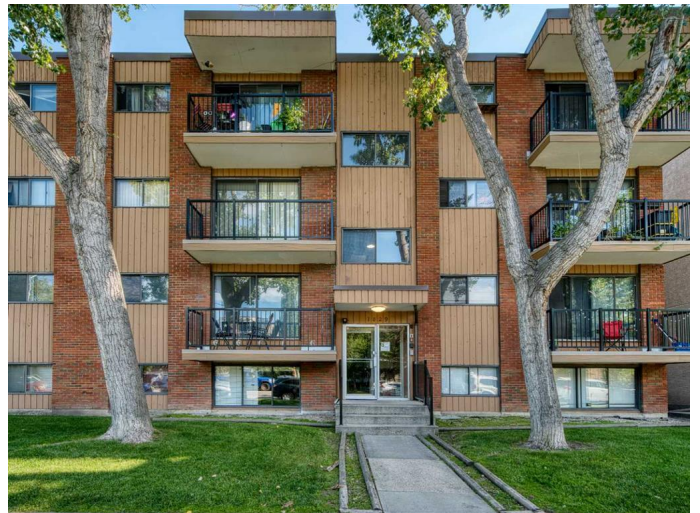
Sunalta, Calgary, Alberta

Location! Location! Location! An excellent opportunity for first-time homebuyers or investors – 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  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.

Built in 1977

Essential Information

MLS® #	A2237674
Price	\$169,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	482
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	102, 1829 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N7

Amenities

Amenities	Laundry, Park, Parking, Playground
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None

of Stories 4

Exterior

Exterior Features Playground

Construction Brick, Wood Frame, Wood Siding

Additional Information

Date Listed July 11th, 2025

Days on Market 32

Zoning M-H1

Listing Details

Listing Office CIR Realty

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