

# \$164,900 - 102, 1829 11 Avenue Sw, Calgary

MLS® #A2237674

**\$164,900**

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 â€” 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, cafÃ©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          | \$164,900         |
| 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      | Park, Parking, Playground, Laundry |
| 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     58

Zoning                M-H1

## **Listing Details**

Listing Office        CIR Realty

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