

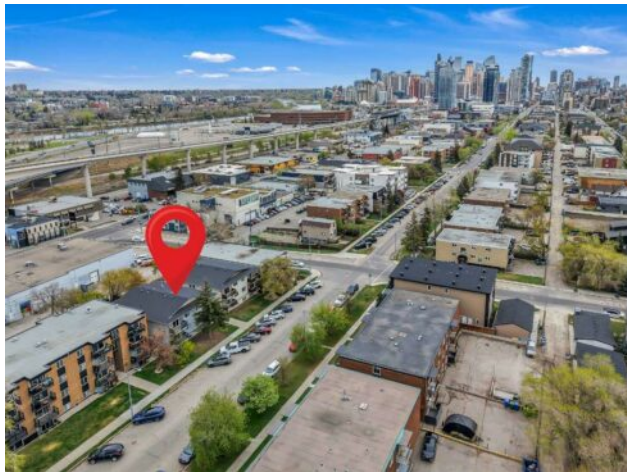


**GRASSROOTS**  
REALTY GROUP

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101, 2010 11 Avenue SW  
Calgary, Alberta

MLS # A2218274



**\$189,000**

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	466 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Laminate, Tile

**Roof:** Asphalt/Gravel

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Soaking Tub, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 471

**LLD:** -

**Zoning:** M-H1

**Utilities:** -

**Inclusions:** None

Do you want an AMAZING INVESTMENT OPPORTUNITY in Downtown Calgary? This VERY AFFORDABLE apartment in a fantastic location within WALKING DISTANCE to Sunalta LRT, 17th Avenue, The Bow River and much more is currently rented and the tenants are happy to stay if you like. Located in the heart of Sunalta, this one-bedroom unit offers exceptional access to both inner-city energy and everyday convenience. Nestled on a quiet street just moments from downtown, this well-laid-out unit provides a functional and flexible living space for urban professionals, students, or investors. The open-concept kitchen is designed for efficient use of space with full-height cabinetry and a peninsula island—perfect for prep, casual meals, or conversation over coffee. Adjacent, the combined living and dining area is bright and inviting, with space to unwind, work, or entertain. The bedroom features a large window and easy access to the four-piece bathroom, while additional in-suite storage and tile and laminate flooring throughout add everyday practicality. An assigned parking stall further adds to your comfort and convenience. Phenomenally located with close proximity to the Sunalta LRT Station, which is just a short walk away, offering a quick commute to downtown, the University of Calgary, or SAIT. Nature and recreation lovers will appreciate nearby Royal Sunalta Park and the Bow River pathway system, while dining, cafes, and local shops line the nearby stretch of 17th Avenue. This is a compelling opportunity to own in a character-rich neighbourhood known for its mature trees, walkability, and central location!