



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101, 1625 11 Avenue SW
Calgary, Alberta

MLS # A2227626



\$179,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	481 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Primary Downstairs		

Inclusions: n/a

Looking for a condo with charm, character, and an unbeatable inner-city location? Welcome to your Sunalta sanctuary! This bright and move in ready 1-bedroom, 1-bathroom condo isn't just affordable & it's the perfect blend of cozy comfort and urban convenience. Tucked in the vibrant heart of sought after Sunalta, you will find this charming below-grade unit within a solid and secure concrete building (complete w/updated FOB system). It's right across from a green space/playground and the lively Sunalta Community Centre making it ideal for impromptu Summer picnics, hanging out with friends, throwing a ball around and just enjoying the overall awesome neighbourhood vibe. This unit boasts newer triple pane windows that flood the space with natural light and a super functional mostly open floorplan featuring a galley-style kitchen with new laminate countertops, updated faucet and stainless steel appliances as well as a quaint dining nook with room for a desk for those working from home. You'll love the cozy living area which is perfect for curling up and watching movies. The well-appointed primary bedroom features lots of closet & storage space. Updated lighting throughout and newer laminate flooring adds a sleek, modern touch to the unit. A 4-piece bathroom with bathfitter tub surround (comes w/a forever warranty) and newer sink/faucet rounds out this fantastic space. This unit comes with handy assigned rear parking and easy access to the laundry room just steps from your door & though it's rarely used since most units have their own. The building is pet-friendly and professionally managed, so you can enjoy peace of mind and easy living. Sunalta C-Train Station is just minutes away (hello, stress-free commute), and if you're into gardening, the outdoors and weekend adventures, you're in

luck — the community garden, parks, and Bow River pathways are all nearby. Feel like going out? You're walking distance to Calgary's trendiest spots — 14th Street, 17th Ave and Kensington — they are all jam packed with eclectic shops, foodie-approved restaurants, cozy cafés, and vibrant nightlife. Here's the underrated bonus: being below grade means your unit stays nice and cool in the summer — no A/C needed — and warm in the Winter - hello amazing night sleeps year round! This building is surrounded by greenery and set in one of the city's coolest, community-focused neighbourhoods - this condo offers a lock it and leave it lifestyle making urban living feel effortless. Whether you're a first-time buyer, savvy investor, snowbird, or just craving a more simplified lifestyle — this place hits all the marks. Come see why this unit in Sunalta just feels like home.