



GRASSROOTS
REALTY GROUP

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402, 1908 11 Avenue SW
Calgary, Alberta

MLS # A2232835



\$179,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	484 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: Window coverings and rods

Welcome to this bright and stylish top-floor condo in the heart of Sunalta — a vibrant inner-city neighborhood known for its charm and walkability. Tucked away on a quiet, tree-lined street with free city street parking right out front, this beautifully maintained unit sits in a fully renovated, concrete building that combines peace and privacy with unbeatable convenience. Just one block from the LRT and minutes to downtown, bike paths, and the Bow River trails, this location offers the perfect blend of urban accessibility and neighborhood tranquility. Inside, you'll find a thoughtfully designed space flooded with natural light, featuring wood-style flooring, granite countertops, stainless steel appliances (including a brand-new microwave), in-suite laundry, and a cozy gas fireplace. The open-concept layout makes the most of every square foot, whether you're working from home or entertaining friends. Step outside to your spacious and sunny balcony, a private retreat surrounded by mature trees—ideal for morning coffee, summer dinners, or simply unwinding in the fresh air. The pet-friendly building (with board approval) offers storage lockers on every floor and a strong sense of community. With a solid rental history and long-term tenants in place until August 31, this condo is a smart choice for both homeowners and investors alike. Don't miss your chance to own a quiet, top-floor gem in one of Calgary's most desirable central neighborhoods.