



**GRASSROOTS**  
REALTY GROUP

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43, 1703 11 Avenue SW  
Calgary, Alberta

MLS # A2237749



**\$209,900**

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	782 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 684
LLD:	-
Zoning:	M-H1
Utilities:	-

**Inclusions:** Refrigerator, Stove, Dishwasher, Hood Fan, Window Coverings

Welcome to this top-floor 2-bedroom, 1-bathroom unit in the highly sought-after Parkview building, ideally situated in the vibrant inner-city community of Sunalta—one of Calgary’s most walkable and transit-friendly neighborhoods. This prime location puts you just minutes from downtown Calgary, the Sunalta CTrain station, and the scenic pathways along the Bow River. Enjoy the beautiful views of downtown Calgary from your balcony and being steps away from popular cafés, restaurants, parks, and trendy boutiques along 17th Avenue SW, while also having quick access to Crowchild Trail for commuting ease. Step inside and be greeted by a bright, open-concept layout designed for both comfort and functionality. The spacious kitchen features an abundance of storage and seamlessly connects to a generous living room with sliding glass doors that lead to your private top-floor balcony. Two sizable bedrooms provide flexibility for a home office or guest space, with the primary bedroom featuring a walk-in closet. A 4-piece main bathroom completes the interior layout. This Airbnb-friendly building includes a convenient common-area laundry room and assigned surface parking for each unit. Whether you're a professional couple, or first-time buyer this unit offers both lifestyle and location. The unit can rent for \$1,800 per month, making it a great opportunity for a savvy investor.