



**GRASSROOTS**  
REALTY GROUP

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401, 1826 11 Avenue SW  
Calgary, Alberta

MLS # A2245426



**\$219,900**

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	695 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, WaterSense Fixture(s)		

Inclusions: N/A

Incredible value! Welcome to this bright and well-kept 2-bedroom, 1-bath condo ideally located in the heart of Sunalta—just steps from the LRT and a short walk to schools, shops, and restaurants. Nestled on a quiet, tree-lined street, this south-facing top-floor unit is filled with natural light and features a spacious living room with sliding patio doors leading to a sunny balcony. The galley-style kitchen offers granite countertops, updated cabinetry, and a set of newer appliances. Both bedrooms are generously sized, providing comfort and flexibility for a home office or guest room. Additional highlights include in-suite laundry, and storage, a water filtration system, and durable laminate flooring throughout. The building has seen recent upgrades, including a new roof (2023), and newer windows. Enjoy being just a few blocks from the Bow River and its extensive pathway system. Assigned rear parking is included, and condo fees cover heat and water. Whether you're a first-time buyer or an investor, this unit offers exceptional value in one of Calgary's most walkable inner-city communities.