



GRASSROOTS
REALTY GROUP

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401, 1826 11 Avenue SW
Calgary, Alberta

MLS # A2254031



\$188,000

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

Best value on the market! This well-kept 2-bedroom, 1-bath unit is ideally located in the heart of Sunalta—a short walk to schools, shops, transit, and restaurants. Nestled on a quiet, tree-lined street, this south-facing top-floor home is filled with natural light and features a spacious living room with sliding patio doors that open to a sunny balcony, which was recently resurfaced. The galley-style kitchen boasts granite countertops, updated cabinetry, and a set of newer appliances. Both bedrooms are generously sized, offering 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 property stands out as the best value condo on the market—offering exceptional affordability in one of Calgary's most walkable inner-city communities.