



GRASSROOTS
REALTY GROUP

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202, 1817 11 Avenue SW
Calgary, Alberta

MLS # A2255542



\$173,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	522 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	Air Conditioner
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Fantastic opportunity for first-time buyers. Located in the sought-after Sunalta area, this bright second-floor end unit features a south-facing balcony, a cozy wood-burning fireplace, and a spacious living room—making it a must-see. The building offers coin-operated laundry facilities, and condo fees conveniently include heat, water, and an on-site parking stall at the back of the building. Well managed and ideally situated close to downtown, this property provides both comfort and convenience. Updated for 2025, it’s ready for its new owner. Sunalta is one of Calgary’s most vibrant inner-city neighbourhoods. Just minutes from downtown and with access to the Sunalta LRT station, it’s ideal for commuters. Residents enjoy tree-lined streets, nearby parks and pathways, and close proximity to the shops, restaurants, and nightlife along 17th Avenue SW. Sunalta also has a strong community feel, with local schools and an active community association.