



**GRASSROOTS**  
REALTY GROUP

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203, 1719 11 Avenue SW  
Calgary, Alberta

MLS # A2267123



**\$219,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sunalta                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 521 sq.ft.                         | Age:   | 1978 (47 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                        |            |        |
|-------------|------------------------|------------|--------|
| Heating:    | Baseboard              | Water:     | -      |
| Floors:     | Ceramic Tile, Hardwood | Sewer:     | -      |
| Roof:       | -                      | Condo Fee: | \$ 600 |
| Basement:   | -                      | LLD:       | -      |
| Exterior:   | Brick, Vinyl Siding    | Zoning:    | M-H1   |
| Foundation: | -                      | Utilities: | -      |
| Features:   | See Remarks            |            |        |

**Inclusions:** All Furnishings

Enjoy the comfort and convenience of heated underground parking in this fully furnished, south-facing corner unit—your turnkey opportunity in one of Calgary’s most desirable inner-city locations. Perfectly positioned just minutes from the Sunalta LRT, 17th Avenue’s shops and restaurants, downtown, and Westbrook Mall, this condo offers effortless access to everything you need. Step inside to discover a freshly painted interior featuring wide plank hardwood floors, modern fixtures, and upgraded trim and finishes that add a refined touch throughout. The kitchen boasts maple cabinetry, granite countertops, stainless steel appliances, dual sinks, and a stylish tiled backsplash—ideal for cooking or entertaining. The open-concept living and dining area is bright and inviting, with sliding doors that lead to your private south-facing balcony, perfect for morning coffee or evening relaxation. The spacious bedroom comfortably accommodates larger furniture and comes fully equipped—just unpack and enjoy. An updated 4-piece bathroom features a granite-topped vanity, full tile surround, and generous storage. With in-suite laundry and assigned heated underground parking, this home truly has it all. Whether you’re a first-time buyer, investor, or seeking a stylish city retreat, this fully furnished condo offers the perfect blend of comfort, location, and value.