



**310, 1735 11 Avenue SW  
Calgary, Alberta**

**MLS # A2277266**



**\$262,500**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 663
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** NA

This bright and beautifully maintained 2-bedroom, 2-bathroom condo offers the ideal blend of comfort, convenience, and low-maintenance living. Whether you're stepping into homeownership for the first time or looking to downsize without sacrificing space, this thoughtfully designed layout just makes sense. Natural light fills the open-concept living area, creating a warm and welcoming space to relax or entertain. The functional kitchen and dedicated dining area offer plenty of room for everyday living, while the spacious living room opens onto a large private balcony &mdash; perfect for morning coffee or quiet evenings outdoors. The primary bedroom features generous closet space and a full ensuite with a jetted tub, giving you a private retreat at the end of the day. A second bedroom and full bathroom provide flexibility for guests, a home office, or hobbies. Plus, the in-suite storage room means everything has its place. Enjoy the added security of FOB-controlled access and the convenience of your own underground parking stall &mdash; no scraping windshields in the winter. This pet-friendly building is ideally located near parks, walking paths, playgrounds, and the LRT, making it easy to stay connected while enjoying nearby green space. With a new asphalt shingle roof completed in 2024, this well-managed building offers peace of mind &mdash; so you can focus on enjoying your home, not maintaining it. Simple. Comfortable. Move-in ready. An opportunity to own with confidence &mdash; or downsize with ease.