



**202, 1625 11 Avenue SW
Calgary, Alberta**

MLS # A2282100



\$219,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	797 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Stucco	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		
Inclusions:	N/A		

Welcome to this charming inner-city condo in a neighbourhood on the rise. Set in an up-and-coming, transforming community, this lovely little condo offers an affordable entry into urban living with huge lifestyle upside. Just steps from public transit and minutes to downtown, schools, and shopping, the location makes city life easy and connected. Right across the street, you'll find a community hall and playground, with exciting neighbourhood improvements underway, including a future ice rink and basketball courts—perfect for active living and community connection. The area continues to evolve with new micro-breweries, local restaurants, and independent shops adding energy and character to the streetscape. Inside, the condo itself is full of potential—a cozy space ready to be personalized into a warm and creative home. Featuring new windows and low condo fees, it's a smart and comfortable choice. Whether you're a first-time buyer, urban professional, or investor, this is a fantastic opportunity to get into a vibrant inner-city neighbourhood before it fully blossoms.