



404, 1829 11 Avenue SW  
Calgary, Alberta

MLS # A2284290



**\$189,900**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	473 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Street Lighting		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 444
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** N/A

**\*\*Relaunched at \$189,900. The opportunity just got real.\*\*** If you've been waiting for an affordable inner-city condo in a prime transit-connected location, this is your moment. Welcome to this renovated top-floor one-bedroom in the heart of Sunalta, just steps to the CTrain and minutes to downtown Calgary. Whether you're a first-time buyer trying to break into the market or an investor looking for strong long-term rental demand, this price adjustment creates serious value in one of Calgary's most walkable communities. Inside, you'll find thoughtful upgrades that elevate this home beyond typical units in this price range. Quartz countertops. Slate tile flooring. Contemporary cabinetry. A refreshed 4-piece bathroom. Clean, modern finishes that are move-in ready from day one. The intelligently designed layout makes the most of every square foot. The bedroom comfortably fits a king-sized bed. The living and dining areas are distinctly defined, giving the home a more spacious feel than expected. An oversized entry closet and additional in-unit storage add practical functionality rarely found in condos of this size. Being on the top floor means added privacy and no upstairs noise. Enjoy your private north-facing balcony and the convenience of an assigned parking stall. Heat and water are included in the condo fees, helping simplify ownership and monthly budgeting. Location is where this property truly separates itself. Sunalta offers immediate access to the CTrain, 17th Avenue, downtown offices, parks, tennis courts, bike paths, local cafes, and everyday amenities. It is one of Calgary's most consistently desirable inner-city rental corridors due to transit access and walkability. Vacant possession available April 1. Move in. Rent it out. Hold long term. The flexibility is yours. In this price range, condition and location rarely align like this. This is

not just a price improvement. It's a second chance.