



GRASSROOTS
REALTY GROUP

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203, 1833 11 Avenue SW
Calgary, Alberta

MLS # A2285772



\$289,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	775 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 823
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: N/A

Tucked away at the quiet end of 11 Avenue SW, this beautifully updated low-rise condo offers the perfect balance of urban convenience and peaceful living. Corner unit, featuring elevator access and secure underground parking, in a well-maintained building provides comfort and easy living. Inside, you'll find an airy, open-concept floor plan with two spacious bedrooms and two full bathrooms, well designed for both daily life and entertaining. Bright principal rooms flow seamlessly between the kitchen, dining, and living areas, creating a welcoming and functional space. In-suite laundry adds to the convenience. Plus there is a large covered deck with a gas line. The modern kitchen offers a full LG appliance package, abundant cabinetry, a pantry, and a large quartz working island ideal for meal prep or gathering with friends. Engineered, wide-plank flooring throughout, upgraded lighting, and refreshed kitchen cabinetry elevate the home's contemporary appeal. Condo fees include ALL utilities, offering exceptional value and simplified budgeting. Enjoy an unbeatable location just steps from downtown, playgrounds, restaurants, pubs, and cafés, and only a 3-minute walk to the Sunalta LRT station for effortless commuting.