



**401, 1829 11 Avenue SW
Calgary, Alberta**

MLS # A2286538



\$235,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,047 sq.ft.	Age:	1965 (61 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Carport, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 973
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to #401, 1829 11 Ave SW in the heart of SUNALTA. If you've been looking for true INNER-CITY living with REAL SPACE, this TOP FLOOR CORNER UNIT is one you don't want to miss. Offering 2 BEDROOMS plus a LARGE DEN that's comparable in size to a THIRD BEDROOM, this layout gives you flexibility whether you're working from home, accommodating guests, or growing into the space. From the moment you step inside, you'll notice how functional and comfortable the floorplan feels. The main living area is bright and open, with a generous living and dining space that can actually handle full-sized furniture. Large windows bring in plenty of NATURAL LIGHT, and being on the top floor means added PRIVACY and a quieter living experience overall. The kitchen connects seamlessly to the dining area, making it ideal for hosting friends or simply enjoying everyday life. The bedrooms are thoughtfully positioned on the opposite side of the unit, creating separation from the main living area. Both bedrooms are SPACIOUS and practical, and the unit also features a full 4-PIECE BATH along with impressive IN-UNIT STORAGE, something you rarely find in condos at this price point. You'll also appreciate the COVERED CARPORT PARKING stall with plug-in, a must-have for Calgary winters. The building is well situated within walking distance to Sunalta station, transit, parks, schools, local shops, and just minutes to downtown. This home works for a wide range of buyers. Professionals will love the quick commute. First-time buyers will appreciate the VALUE and square footage. INVESTORS will recognize the strong rental appeal of a large unit in an established community like SUNALTA. Opportunities to own a unit of this SIZE, in this LOCATION, at this PRICE point don't come up often.

Book your showing and see the potential for yourself.