



313, 1735 11 Avenue SW
Calgary, Alberta

MLS # A2287842



\$245,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: wooden structure on balcony

Experience effortless urban living in this well-designed two-bedroom, 1 bathroom condo perfectly positioned for convenience and lifestyle. Ideally located in the vibrant community of Sunalta and thoughtfully planned for everyday functionality, this home offers a comfortable layout that maximizes both space and natural light. The living area feels open and welcoming with clean finishes and durable laminate flooring that create a modern yet warm atmosphere. The kitchen features a functional walk-through design, offering abundant cabinetry, ample prep space, stainless steel appliances, and a stylish backsplash. Adjacent to the kitchen, the dining space is ideal for hosting or casual weeknight meals. Step outside to your great sized balcony-a wonderful extension of your living space and the perfect place to enjoy fresh air or simply recharge at the end of the day. The primary bedroom is generously proportioned and features a walk-through closet leading to a refreshed four-piece bathroom complete with an updated tiled tub/shower combination and a modern floating vanity. A second bedroom provides flexibility for a guest room, home office, or roommate setup. Additional highlights include in-suite stacked laundry, a sizeable storage room within the unit, secure FOB entry throughout the building and parkade, and a heated underground parking stall. Situated in the pet-friendly Westport complex at the end of the hall, residents enjoy easy access to nearby parks, walking paths, restaurants and the LRT (c-train station) for seamless commuting and convenience. The building also benefits from a recently completed asphalt shingle roof (2024), which adds long-term value and peace of mind. Whether you're a first-time buyer, investor, or just looking to be closer to downtown, this condo presents an exceptional opportunity in a connected, amenity-rich location!