



305, 1829 11 Avenue SW
Calgary, Alberta

MLS # A2290346



\$220,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	739 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 696
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Window Coverings

Welcome to Kings Manor in the heart of Sunalta! This bright and well-maintained 3rd-floor condo offers 2 bedrooms, 1 bathroom, and the rare bonus of in-unit storage. Just blocks from the Sunalta LRT, commuting downtown is quick and convenient. Enjoy a fresh, inviting interior with brand new windows and patio doors, granite countertops, ceramic tile backsplash, deep country-style sink, and crisp white cabinetry. Both bedrooms are generously sized, and the bathroom features granite counters for a clean, modern finish. Located steps from cafes, green spaces, and local shops, this condo is perfect for first-time buyers, investors, or anyone seeking vibrant inner-city living. Bonus features include a non-post-tension building, healthy reserve fund, and assigned covered parking stall.