



402, 1824 11 Avenue SW  
Calgary, Alberta

MLS # A2295617



**\$220,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	776 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 570
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Metal Counters		

**Inclusions:** None

Forget the ordinary. This top-floor gem in the vibrant community of Sunalta offers a rare blend of industrial-chic charm and everyday functionality. If you've been looking for a home that reflects your personality, this is it. A fun industrial feeling in the kitchen is a true conversation starter, featuring custom copper countertops that develop a beautiful patina over time, complemented by an abundance of cabinetry and sleek tile work. No carpet here! Enjoy the durability and style of hardwood and tile throughout the entire unit—perfect for easy maintenance and a modern look. Being on the top floor means no upstairs neighbors and plenty of natural light. Step out onto your private east-facing balcony to enjoy your morning coffee on the private balcony. This is a "larger-than-average" one-bedroom floor plan. The living room offers a generous footprint for entertaining, and the bedroom is a true sanctuary with enough room for a king-sized suite. Skip the basement trek; your laundry is in-unit, with extra space for your gear. Keep the snow off your car with your own outdoor covered parking stall. You are just a short walk to the Sunalta C-Train station, making your commute to the downtown core, SAIT, or the University of Calgary a breeze. Sunalta is one of Calgary's most walkable and transit-friendly neighborhoods. You are minutes away from the eclectic shops and nightlife of 17th Ave, the scenic Bow River pathways, and quick commuter access to Crowchild Trail and Bow Trail.