



**403, 1908 11 Avenue SW  
Calgary, Alberta**

**MLS # A2298132**



**\$239,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	799 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 686
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this truly one-of-a-kind top-floor 2-bedroom, 1-bathroom condo offering 799 sq ft of beautifully updated living space in the heart of Sunalta. Occupying an entire half of the upper level, this exceptional unit offers complete privacy with no shared walls. This is a rare find in condo living. Flooded with natural light, this home features windows in every room except the bathroom, and showcases unobstructed panoramic north views of Downtown Calgary and past the Children’s Hospital in the NW. And, thanks to Sunalta’s low-rise zoning, these views are here to stay. Pride of ownership is evident in all corners of this unit. The thoughtfully updated interior features new flooring throughout and a bright, open-concept design. The kitchen offers both style and function with stainless steel appliances, an island, and a built-in wine rack. The cozy fireplace adds warmth and charm to the living area, while a sliding glass door provides seamless access to the balcony. It’s the perfect space for entertaining. The primary bedroom is spacious and bright, featuring a large window and a walk-in closet with exceptional organization and storage. The second bedroom is generously sized and filled with natural light. Enjoy the added convenience of in-suite laundry with a new washer and dryer, along with a covered parking stall. Recent building updates include a new roof (2026), updated common area carpets and paint, and recently completed balconies. The board has also approved upcoming exterior stucco repair and painting for completion in April 2026. This unbeatable inner-city location is just moments from: Calgary Tennis Club (est. 1912), Scarboro parks & off-leash area, Bow River pathways & trails, Royal Sunalta Park & community amenities, Easy access to Calgary transit & major routes. Don’t miss this rare opportunity to own a quiet, top-floor

retreat with no shared walls, incredible views, and unbeatable access to everything Calgary has to offer.