



106, 1920 11 Avenue SW  
Calgary, Alberta

MLS # A2298742



**\$248,500**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	578 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Rubber

**Condo Fee:** \$ 394

**Basement:** None

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-H1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Extra Cabinets in Den And Kitchen.

Welcome to this stylish 1 bedroom plus den condo in the highly desirable Sunalta community in SW Calgary, located in the modern Sunalta 1920 building completed in 2017. This quiet location offers the perfect balance of urban convenience and residential charm, just steps to downtown, excellent transit access including the CTrain, and close to shops, caf&eacute;s, parks, and pathways. Sunalta is known for its tree-lined streets, strong community feel, and walkability, making it one of Calgary&rsquo;s most sought-after inner-city neighbourhoods. The main floor unit features a bright open floor plan with white kitchen cabinetry, granite countertops, stainless steel appliances, and durable laminate flooring. The spacious primary bedroom includes a walk-through closet leading to a cheater ensuite complete with a soaker tub. The versatile den is ideal for a home office or additional storage. Enjoy in-suite laundry and storage, along with a large (14 ft x 10 ft) private and secure patio perfect for relaxing or entertaining. The well-managed, pet-friendly building offers an elevator, heated underground parking, and low condo fees, making this an excellent opportunity for first-time buyers, investors, or those looking to downsize.