

# \$164,900 - 102, 1829 11 Avenue Sw, Calgary

MLS® #A2237674

**\$164,900**

1 Bedroom, 1.00 Bathroom, 482 sqft

Residential on 0.00 Acres

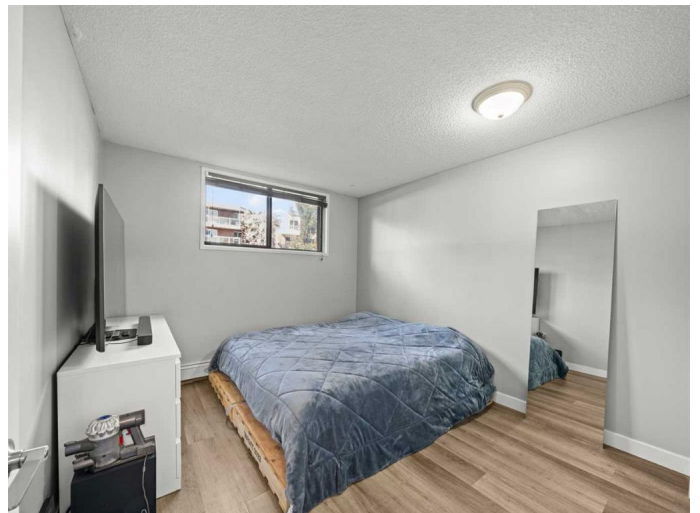
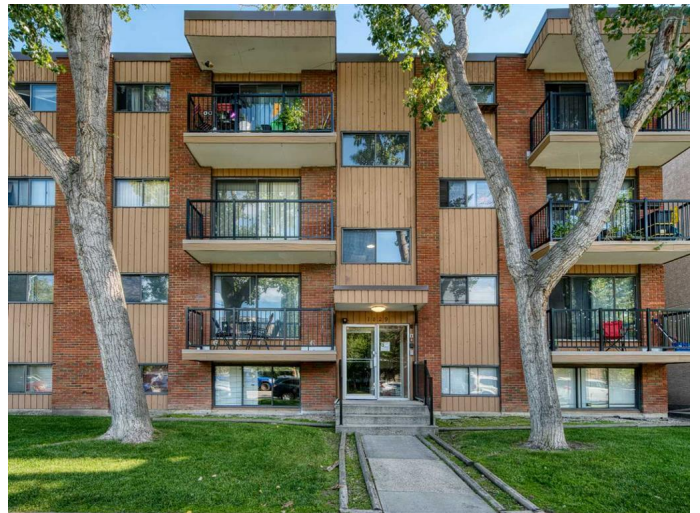
Sunalta, Calgary, Alberta

Location! Location! Location! An excellent opportunity for first-time homebuyers or investors â€” a well-maintained 1-bedroom, 1-bathroom condo located in the highly walkable and connected community of Sunalta. Positioned on the ground floor of a quiet, four-storey building, this 481 sq. ft. unit offers functionality, low maintenance, and unbeatable urban convenience. Enjoy the comfort of in-suite laundry, a titled outdoor parking stall, and a practical open-concept layout, ideal for individuals seeking a simple yet central living experience.

Key features include: bright living space with natural light; efficient kitchen with white cabinetry, essential appliances, and a washer-dryer combo; spacious bedroom with built-in closet; Full 4-piece bathroom; two hallway storage closets; quick, stair-free access and close proximity to building entry. Located just a 6-minute walk to the Sunalta C-Train Station, commuting downtown or across the city is effortless. With local bakeries, cafÃ©s, restaurants on 17th Avenue, Safeway, CO-OP, Community Natural Foods, parks, and river pathways all nearby, this address offers a lifestyle of true urban convenience.

Sunalta is known for its vibrant character, tree-lined streets, and strong sense of community, combining the energy of downtown living with a peaceful neighbourhood atmosphere.

Whether you're looking to enter the Calgary



real estate market or add a reliable asset to your rental portfolio, this condo presents a compelling opportunity at an affordable price point.

Built in 1977

**Essential Information**

MLS® #	A2237674
Price	\$164,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	482
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	102, 1829 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N7

**Amenities**

Amenities	Park, Parking, Playground, Laundry
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None

# of Stories            4

## **Exterior**

Exterior Features    Playground

Construction        Brick, Wood Frame, Wood Siding

## **Additional Information**

Date Listed           July 11th, 2025

Days on Market     66

Zoning                M-H1

## **Listing Details**

Listing Office        CIR Realty

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