

# \$225,000 - 305, 1829 11 Avenue Sw, Calgary

MLS® #A2258372

**\$225,000**

2 Bedroom, 1.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

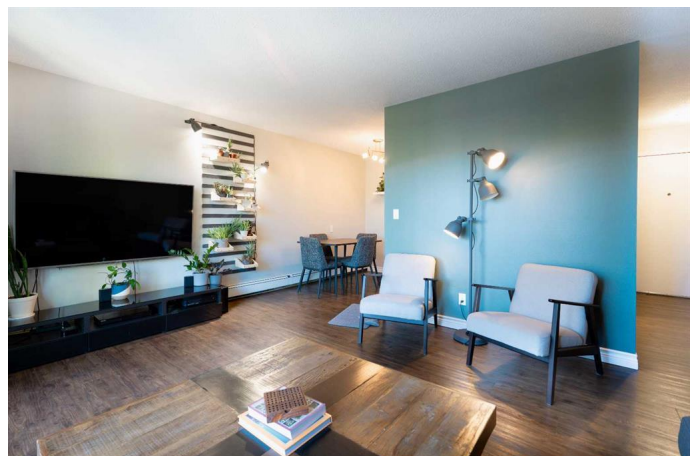
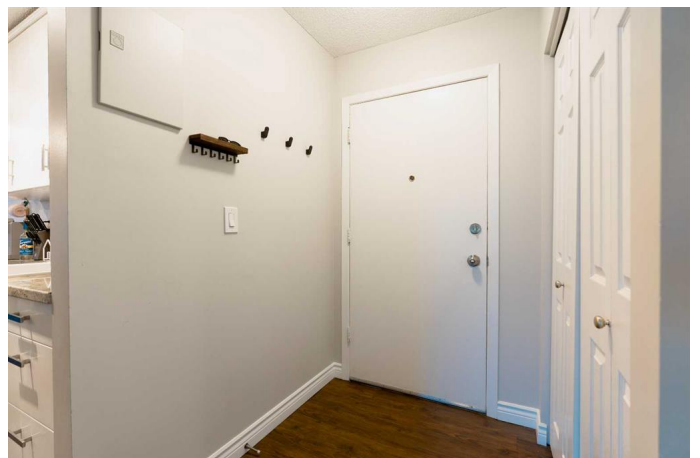
Introducing a fantastic chance to call Kings Manor home! This bright and inviting 3rd floor condo offers 2 bedrooms, 1 bath, and an in unit a storage room.

Location? Just blocks from the Sunalta LRT, with an easy commute downtown!

Inside, you'll love the updated vibe, patio doors to your private balcony, granite countertops, ceramic tile backsplash, a deep country-style sink, and crisp white cabinets that actually fit all your stuff. Both bedrooms are a great size, and the bathroom is finished with a raised sink on granite counters for that extra touch of style.

Step outside and you're surrounded by caf s, parks, and shops, everything Sunalta is known and loved for. Whether you're a first-time buyer, investor, or just someone who wants to live close to it all, this condo deserves a spot on your must-see list. Bonus: no post-tension building with a healthy reserve fund.

And of course, this unit comes with its own assigned covered parking stall!



Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2258372  |
| Price     | \$225,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 739               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 305, 1829 11 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0N7                |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Parking, Laundry |
| Parking Spaces | 1                |
| Parking        | Stall            |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Storage                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Window Coverings, Built-In Refrigerator |
| Heating           | Baseboard                                                                               |
| Cooling           | None                                                                                    |
| # of Stories      | 4                                                                                       |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Brick, Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 33                   |
| Zoning         | M-H1                 |

### Listing Details

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