

\$244,900 - 103, 1735 11 Avenue Sw, Calgary

MLS® #A2102771

\$244,900

2 Bedroom, 1.00 Bathroom, 787 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Corner unit, underground parking, private fenced patio, walking distance to C-train. Location meets urban sophistication in this 2 bed + 1 bath condo that is perfectly placed in trendy Sunalta! Quietly tucked on the ground floor, corner unit and facing 17 Street, you will fall in love with this charming abode that includes a sunny south 9' x 5' exposed patio, completely private and fenced for added security. The living room is beautifully situated with natural light flooding the space from the large patio doors and extra window thanks to its corner location. Dining is perfectly adjacent from living and parallel to the kitchen making for a perfect pairing of functionality and flow. Freshly painted and new luxury vinyl planks installed Jan 2024, this unit is immaculate and shows pride of ownership throughout. The 4-piece bathroom provides ample counter space and is finished with a large soaker tub and glass doors. This property has been lovingly maintained for many years by the same owners. With walking distance to many amenities, Sunalta train station and local activities, the next buyer will be proud to call this space home or to invest in an amazing rental opportunity. This building is also pet friendly with board approval! Book your showing today and don't miss out on this fabulous 2 bedroom corner unit in a great location at an unbeatable price! Please note that short term rentals are not allowed in this building.



Built in 1982

Essential Information

MLS® #	A2102771
Price	\$244,900
Sold Price	\$259,888
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	787
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	103, 1735 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3S9

Amenities

Amenities	Coin Laundry, Elevator(s), Parking, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Covered, Enclosed, Garage Door Opener, Heated Garage, Parkade, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard, Private Yard
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame

Additional Information

Date Listed	February 5th, 2024
Date Sold	March 1st, 2024
Days on Market	25
Zoning	M-H1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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