

\$300,000 - 301, 1735 11 Avenue Sw, Calgary

MLS® #A2109791

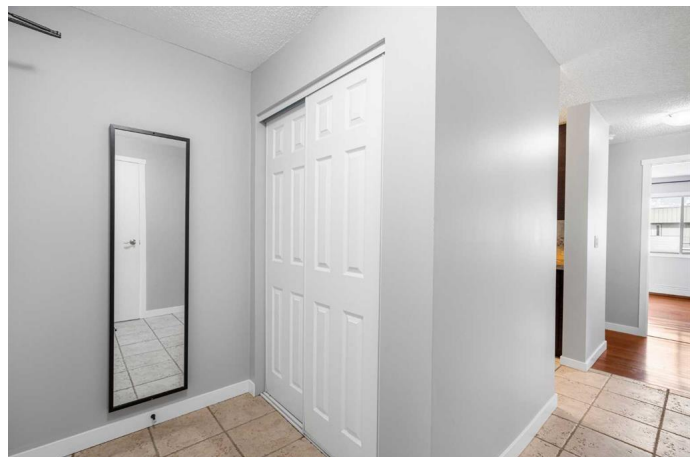
\$300,000

2 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to your urban oasis in the heart of Calgary's vibrant Sunalta neighborhood! Nestled within walking distance of the Sunalta LRT station, this private corner unit in Westport Condominiums offers the perfect blend of convenience and tranquility. Experience the best of Calgary living with easy access to universities, bustling downtown entertainment, and the breathtaking Rockies are just a short drive away. Sunalta boasts an array of fantastic restaurants, pubs, and recreational opportunities, including nearby bike lanes, tennis club, parks, and the scenic Bow River pathways. Step into your sun-drenched sanctuary, where natural light floods the spacious interior, highlighting upgraded hardwood and tile flooring. This meticulously maintained unit features two large bedrooms with ample closet space, complemented by a modern 4-piece bathroom and convenient in-suite laundry facilities. The well-appointed kitchen beckons with stainless steel appliances, an eat-up breakfast bar, and plenty of storage for culinary enthusiasts. Indulge in city views from your oversized balcony, ideal for entertaining or simply unwinding after a busy day. Secure underground parking, bike storage, and a serene community atmosphere await in this impeccably managed building. Embrace the urban lifestyle with easy access to Calgary's vibrant Beltline, Downtown, and 17th Ave entertainment districts, while still enjoying the peace and quiet of Sunalta. Don't miss this



opportunity to make this turnkey property your own and start living your best life in one of Calgary's most desirable neighborhoods. Schedule your viewing today as the sellers are motivated and discover the perfect blend of comfort, convenience, and style at Westport Condominiums!

Built in 1982

Essential Information

MLS® #	A2109791
Price	\$300,000
Sold Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	301, 1735 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3S9

Amenities

Amenities	Coin Laundry, Elevator(s), Secured Parking, Trash
Parking Spaces	1
Parking	Assigned, Stall, Underground

Interior

Interior Features	Open Floorplan, Tile Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Level, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame

Additional Information

Date Listed	February 23rd, 2024
Date Sold	April 19th, 2024
Days on Market	56
Zoning	M-H1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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