

# \$299,000 - 307, 1920 11 Avenue Sw, Calgary

MLS® #A2111374

**\$299,000**

2 Bedroom, 1.00 Bathroom, 659 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to Sunalta 1920! Step into this bright and modern 2 bedroom condo nestled in the heart of the beautiful inner-city community of Sunalta. This south-facing unit bathes its 660 sq ft space in natural light. Situated just minutes from downtown Calgary and a stone's throw away from Crowchild Trail, this location provides the perfect blend of urban convenience and access to nature. Featuring tasteful stone countertops in both the kitchen and bathroom, a stylish tile backsplash, and stainless steel appliances, this condo exudes contemporary elegance. With ample storage throughout the apartment, including in the kitchen, you'll find space for all your belongings. The large open main living area creates an inviting atmosphere for entertaining friends and family. Convenience is key with in-suite laundry, a south-facing deck for soaking up the sun, and a large storage locker on the same level. Plus, you'll enjoy the added perks of secured and heated underground parking, bike storage, and a pet-friendly policy, ensuring your furry companion feels right at home. Located on the peaceful one-way section of 11th Avenue, this condo offers tranquility while still being within walking distance to the Sunalta LRT station, multiple community parks, tennis courts, the Bow River, and the pathway system. Explore the shops and services on 17th Avenue or embark on a quick getaway to the nearby mountains for skiing adventures. Don't miss out on this exceptional opportunity to call Sunalta 1920



home. Schedule a showing today and seize your chance to live in one of Calgary's most vibrant communities.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2111374    |
| Price          | \$299,000   |
| Sold Price     | \$320,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 659         |
| Acres          | 0.00        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 307, 1920 11 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | t3c 0n8                |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 1           |
| Parking        | Underground |

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water                                                   |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | Balcony     |
| Roof              | See Remarks |
| Construction      | Stucco      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Date Sold      | March 14th, 2024    |
| Days on Market | 14                  |
| Zoning         | M-H1                |
| HOA Fees       | 0.00                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Karen King & Associates Inc. |
|----------------|------------------------------|

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