

\$275,000 - 402, 1833 11 Avenue Sw, Calgary

MLS® #A2129472

\$275,000

1 Bedroom, 1.00 Bathroom, 709 sqft
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

PUBLIC OPEN HOUSE SUNDAY MAY 26, 12-3PM. TOP FLOOR WITH RARE 2ND FLOOR LOFT | PRIVATE COVERED DECK | PET FRIENDLY | UNDERGROUND PARKING | IN-SUITE LAUNDRY | Experience urban living at its finest with this rare top-floor unit with loft, located in the vibrant community of Sunalta in Calgary. If you're searching for a blend of style and convenience, this one-bedroom + loft will steal your heart with its charm and unbeatable location. Here are five reasons why you'll want to make this your new home: 1. Unique Layout: The one-bedroom + loft configuration offers versatility to match your lifestyle. Use the loft as a second bedroom, a cozy home office, or a serene reading nook, all while enjoying the open-concept layout flooded with natural light. 2. Open-Concept Kitchen and Living Area: The fully functional kitchen with stainless steel appliances, is open to the living room, making it an ideal setup for entertaining friends and family. The living and dining areas seamlessly flow together and are awash with natural light, thanks to the large windows and soaring ceilings, creating a sense of grandeur. 3. Comfortable Bedroom and Convenient Bath: The tranquil bedroom, with its spacious closet, is just a few steps from the bathroom - conveniently located next to the bedroom. 4. Private West Facing Balcony: Step outside to your private balcony, perfect for morning coffee or evening relaxation. With a gas line ready for your BBQ and ample outdoor



GROSS AREA 402 1833 11 Avenue SW - Calgary
MAIN LEVEL: 542.19 SqFt, UPPER LEVEL: 167.04 SqFt
TOTAL: 709.23 SqFt



seating, it's an ideal spot to soak in the vibrant Sunalta community. 5. Building Upgrades: The building has been well maintained with numerous upgrades: exterior and interior painting, new eavestroughs and downspouts, new recirculation pumps, a modernized intercom system with Fob security, a new hot water tank, and fresh exterior doors. With heated underground parking and condo fees covering all utilities except for internet, this pet-friendly building is perfect for your lock-and-leave lifestyle. Plus, you'll be just minutes from the Sunalta LRT station, downtown Calgary, and major roads like Crowchild Trail and 14th Street. If you're looking for the perfect blend of urban living and comfort, this Sunalta loft is calling your name. A unique opportunity awaits â€” make it your new home today! Note: some photos virtually staged.

Built in 2004

Essential Information

MLS® #	A2129472
Price	\$275,000
Sold Price	\$260,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	709
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	402, 1833 11 Avenue Sw
Subdivision	Sunalta

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N7

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	May 21st, 2024
Date Sold	June 3rd, 2024
Days on Market	13
Zoning	M-H1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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