

\$198,500 - 42, 1703 11 Avenue Sw, Calgary

MLS® #A2134246

\$198,500

1 Bedroom, 1.00 Bathroom, 514 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

ATTENTION INVESTORS, EXCELLENT TENANT! TOP FLOOR UNIT! This 1 bed and 1 bathroom condo is in an ideal location in the desirable inner city community of Sunalta. This property features a very functional floor plan including a gallery style kitchen leading to a dedicated dinning room area, and an open concept living area with direct access through the newer patio doors onto your own private balcony. There is a good sized primary bedroom with plenty of closet space, and a 4 piece bathroom just down the hall. The location is perfect! 1 block to the C-train station, the building backs onto a park and is across the street from another, walk or bike into downtown or a few blocks to trendy 17 Ave SW. Assigned parking stall, communal laundry, and security cameras. THERE IS A GREAT TENANT IN PLACE THAT WOULD LIKE TO STAY! SO CAN EASILY BE A TURN KEY INVESTMENT. The building is also Airbnb friendly, and pet friendly!

Built in 1972

Essential Information

MLS® #	A2134246
Price	\$198,500
Sold Price	\$194,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	514
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	42, 1703 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N5

Amenities

Amenities	Coin Laundry, Parking, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Boiler, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 7th, 2024
Days on Market	15
Zoning	M-H1
HOA Fees	0.00

Listing Details

Listing Office The Real Estate District

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