



UNDERGROUND PARKING

## 1602 11 Avenue Calgary Alberta

\$240,000

Tucked away on the quiet, tree-lined side of Sunalta Park, this beautifully updated 2-bedroom, 1-bathroom concrete-built condo offers more than just a place to live—it offers a lifestyle. Whether you're a first-time buyer looking for your own space, a young professional seeking a downtown retreat, or an investor targeting one of Calgary's MOST WALKABLE communities, this home checks all the boxes. FRESHLY PAINTED and luxury vinyl plank (LVP) flooring throughout main living area and 2nd bedroom, the unit features warm designer tones and upgraded maple bathroom cabinetry with a granite vanity countertop that adds both elegance and function. The walk-through kitchen includes STAINLESS STEEL appliances, NEWLY painted WHITE cabinetry and flows into a dedicated dining nook and spacious living area. The generous primary bedroom offers a peaceful escape, with plenty of room to unwind. Double French doors lead into the second bedroom, ideal as a home office, guest room, or creative studio. Step outside to your private COVERED PATIO, complete with an extended terrace area—perfect for morning coffee or entertaining friends, all while enjoying the serenity of a quiet street just minutes from downtown. HIGHLIGHTS YOU'LL LOVE: oIN-SUITE LAUNDRY (a rare and valuable feature) oConcrete Building—quiet, secure, and durable construction oHEATED UNDERGROUND PARKING and secure storage locker and bike storage oBuilding SAUNA (currently being renovated)—perfect for post-workout relaxation oCondo fees include: heat, water, sewer, parking, and more oPet-friendly building (Restrictions and Approval in place. Confirm with bylaws) UNBEATABLE LOCATION: oSteps to the Sunalta LRT Station oWalking distance to 17th Ave (The Red Mile), Bow River Pathway, Co-op grocery store, parks, and popular restaurantsoQuick access to BOW TRAIL connects you effortlessly to downtown or west Calgary in minutes. oLocated i...

4pc Bathroom 4.92 Ft x 10.50 Ft

Bedroom 14.25 Ft x 9.92 Ft

Dining room 7.33 Ft x 8.17 Ft

Kitchen 7.08 Ft x 7.58 Ft

Living room 15.00 Ft x 12.67 Ft

Primary Bedroom 14.25 Ft x 10.50 Ft

Storage 4.50 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:  
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