



1829 11 Avenue Calgary Alberta

\$179,900

Location! Location! Location! An excellent opportunity for first-time homebuyers or investors -- a well-maintained 1-bedroom, 1-bathroom condo located in the highly walkable and connected community of Sunalta. Positioned on the ground floor of a quiet, four-storey building, this 481 sq. ft. unit offers functionality, low maintenance, and unbeatable urban convenience. Enjoy the comfort of in-suite laundry, a titled outdoor parking stall, and a practical open-concept layout, ideal for individuals seeking a simple yet central living experience. Key features include: bright living space with natural light; efficient kitchen with white cabinetry, essential appliances, and a washer-dryer combo; spacious bedroom with built-in closet; Full 4-piece bathroom; two hallway storage closets; quick, stair-free access and close proximity to building entry. Located just a 6-minute walk to the Sunalta C-Train Station, commuting downtown or across the city is effortless. With local bakeries, cafes, restaurants on 17th Avenue, Safeway, CO-OP, Community Natural Foods, parks, and river pathways all nearby, this address offers a lifestyle of true urban convenience. Sunalta is known for its vibrant character, tree-lined streets, and strong sense of community, combining the energy of downtown living with a peaceful neighbourhood atmosphere. Whether you're looking to enter the Calgary real estate market or add a reliable asset to your rental portfolio, this condo presents a compelling opportunity at an affordable price point. (id:6769)

4pc Bathroom 5.08 Ft x 7.83 Ft
Bedroom 10.17 Ft x 11.50 Ft
Foyer 6.33 Ft x 10.17 Ft

Kitchen 10.00 Ft x 7.33 Ft
Living room 11.42 Ft x 14.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<https://www.sazanovich.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca