

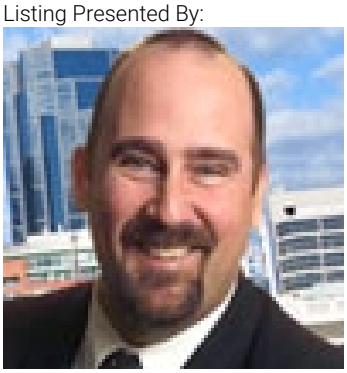
1703 11 Avenue Calgary Alberta

$153,000

EXCELLENT INVESTMENT OPPORTUNITY IN SUNALTA - AIRBNB-FRIENDLY! This updated 1-bedroom, 1-bathroom condo offers an unbeatable combination of location, functionality, and investment potential. The unit has been freshly painted throughout and features a number of recent updates, including a new double kitchen sink and pull-out faucet, an updated bathroom with a new faucet, mirrored medicine cabinet, and two new wall cabinets, plus new shelving in the bedroom and hallway closets.The gallery-style kitchen offers updated cabinetry and stainless-steel appliances, opening into a dedicated dining area and spacious open-concept living room. Enjoy direct access through newer patio doors to your private north-facing balcony, offering a comfortable outdoor space without the intense heat of direct south-facing exposure. The generously sized primary bedroom provides plenty of closet space, while the updated 4-piece bathroom is conveniently located just down the hall.The location is hard to beat! Just one block from the Sunalta C-Train Station, with easy access to downtown, 17 Avenue SW shops, restaurants, bars, and entertainment. The building backs onto a park and is directly across from another, providing plenty of nearby green space. Walk or bike downtown with ease.Additional features include an assigned parking stall, communal laundry, and security cameras. And for investors, the building is Airbnb-friendly, offering excellent short-term rental potential. The building is also pet-friendly.A fantastic opportunity for first-time buyers, investors, or anyone looking for an affordable inner-city home in one of Calgary's most convenient locations! (id:6769)

Living room 16.58 Ft x 10.42 Ft
Kitchen 8.00 Ft x 7.42 Ft
Dining room 7.75 Ft x 6.00 Ft
Bedroom 10.25 Ft x 9.67 Ft
4pc Bathroom 7.17 Ft x 5.00 Ft
Other 11.25 Ft x 3.50 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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