

# \$240,000 - 104, 1602 11 Avenue Sw, Calgary

MLS® #A2230777

**\$240,000**

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

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:



â€¢ IN-SUITE LAUNDRY (a rare and valuable feature)

â€¢ Concrete Buildingâ€”quiet, secure, and durable construction

â€¢ HEATED UNDERGROUND PARKING and secure storage locker and bike storage

â€¢ Building SAUNA (currently being renovated)â€”perfect for post-workout relaxation

â€¢ Condo fees include: heat, water, sewer, parking, and more

â€¢ Pet-friendly building (Restrictions and Approval in place. Confirm with bylaws)

#### UNBEATABLE LOCATION:

â€¢ Steps to the Sunalta LRT Station

â€¢ Walking distance to 17th Ave (The Red Mile), Bow River Pathway, Co-op grocery store, parks, and popular restaurants

â€¢ Quick access to BOW TRAIL connects you effortlessly to downtown or west Calgary in minutes.

â€¢ Located in the highly desirable Sunalta School districtâ€”one of Calgaryâ€™s TOP-RANKED Kâ€”6 schools

This is inner-city living without the chaosâ€”modern, connected, and move-in ready. Book your private showing today and see why this condo is more than just a homeâ€”itâ€™s your next chapter.

Built in 1980

#### Essential Information

MLS® #                   A2230777

Price                     \$240,000

Bedrooms               2

Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	104, 1602 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N2

### **Amenities**

Amenities	Bicycle Storage, Coin Laundry, Elevator(s), Sauna, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground

### **Interior**

Interior Features	Closet Organizers, French Door, Jetted Tub, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard
Lot Description	Back Lane, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	15
Zoning	M-H1

**Listing Details**

Listing Office	Real Broker
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