

\$173,000 - 202, 1817 11 Avenue Sw, Calgary

MLS® #A2255542

\$173,000

1 Bedroom, 1.00 Bathroom, 522 sqft

Residential on 0.00 Acres

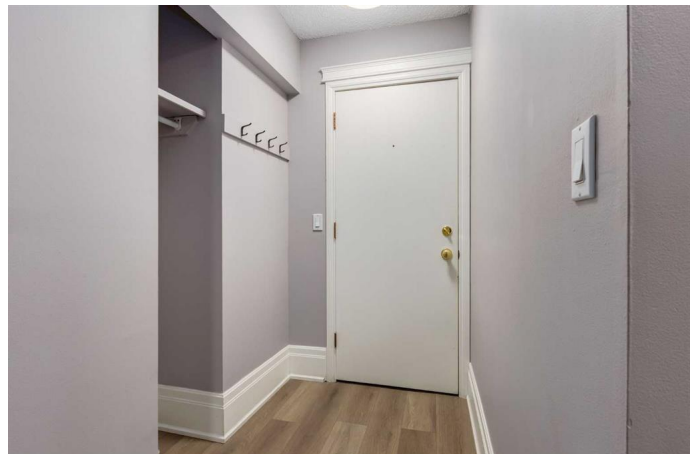
Sunalta, Calgary, Alberta

Fantastic opportunity for first-time buyers. Located in the sought-after Sunalta area, this bright second-floor end unit features a south-facing balcony, a cozy wood-burning fireplace, and a spacious living room—making it a must-see. The building offers coin-operated laundry facilities, and condo fees conveniently include heat, water, and an on-site parking stall at the back of the building. Well managed and ideally situated close to downtown, this property provides both comfort and convenience. Updated for 2025, it's ready for its new owner. Sunalta is one of Calgary's most vibrant inner-city neighbourhoods. Just minutes from downtown and with access to the Sunalta LRT station, it's ideal for commuters. Residents enjoy tree-lined streets, nearby parks and pathways, and close proximity to the shops, restaurants, and nightlife along 17th Avenue SW. Sunalta also has a strong community feel, with local schools and an active community association.

Built in 1976

Essential Information

MLS® #	A2255542
Price	\$173,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	522



Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	202, 1817 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N7

Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Oven, Refrigerator
Heating	Hot Water, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	None
Construction	Concrete, Stucco, Wood Siding

Additional Information

Date Listed	September 21st, 2025
Days on Market	26
Zoning	M-H1

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.