

# \$249,000 - 217, 1602 11 Avenue Sw, Calgary

MLS® #A2205093

**\$249,000**

2 Bedroom, 1.00 Bathroom, 854 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

This bright and spacious second-floor corner unit features 2 bedrooms and 1 bathroom, making it the perfect choice for first-time homebuyers or investors. Enjoy a galley-style kitchen with plenty of cabinet and counter space. The open living area includes a cozy living room and a generous dining area, with access to a large southwest-facing balcony – ideal for relaxing or entertaining. The spacious master bedroom comes with a large closet, and the second bedroom offers plenty of natural light. A well-appointed 4-piece bathroom completes the space. Additional features include in-suite laundry, assigned underground parking, and a storage locker. Conveniently located close to public transportation (Sunalta C-Train Station), shopping, schools, parks, and major roadways. This unit is ready to move in and is perfect for anyone looking for a hassle-free lifestyle. Don't miss out – book your private viewing today!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2205093  |
| Price          | \$249,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 854       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1980              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 217, 1602 11 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0N2                |

### **Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Playground, Party Room, Storage |
| Parking Spaces | 1                                                             |
| Parking        | Stall, Underground, Assigned, Parkade                         |

### **Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings                                 |
| Heating           | Hot Water, Natural Gas                                                                                        |
| Cooling           | None                                                                                                          |
| # of Stories      | 3                                                                                                             |
| Basement          | None                                                                                                          |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None, Rain Gutters            |
| Lot Description   | Treed                         |
| Roof              | Asphalt Shingle               |
| Construction      | Brick, Concrete, Vinyl Siding |
| Foundation        | Poured Concrete               |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 27th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 50   |
| Zoning         | M-H1 |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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