

# \$179,900 - 101, 1625 11 Avenue Sw, Calgary

MLS® #A2227626

**\$179,900**

1 Bedroom, 1.00 Bathroom, 481 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Looking for a condo with charm, character, and an unbeatable inner-city location? Welcome to your Sunalta sanctuary! This bright and move in ready 1-bedroom, 1-bathroom condo isn't just affordable – it's the perfect blend of cozy comfort and urban convenience. Tucked in the vibrant heart of sought after Sunalta, you will find this charming below-grade unit within a solid and secure concrete building (complete w/updated FOB system). It's right across from a green space/playground and the lively Sunalta Community Centre making it ideal for impromptu Summer picnics, hanging out with friends, throwing a ball around and just enjoying the overall awesome neighbourhood vibe. This unit boasts newer triple pane windows that flood the space with natural light and a super functional mostly open floorplan featuring a galley-style kitchen with new laminate countertops, updated faucet and stainless steel appliances as well as a quaint dining nook with room for a desk for those working from home. You'll love the cozy living area which is perfect for curling up and watching movies. The well-appointed primary bedroom features lots of closet & storage space. Updated lighting throughout and newer laminate flooring adds a sleek, modern touch to the unit. A 4-piece bathroom with bathfitter tub surround (comes w/a forever warranty) and newer sink/faucet rounds out this fantastic space. This unit comes with handy assigned rear parking and easy access to the laundry



room just steps from your door – though it's rarely used since most units have their own. The building is pet-friendly and professionally managed, so you can enjoy peace of mind and easy living. Sunalta C-Train Station is just minutes away (hello, stress-free commute), and if you're into gardening, the outdoors and weekend adventures, you're in luck – the community garden, parks, and Bow River pathways are all nearby. Feel like going out? You're walking distance to Calgary's trendiest spots – 14th Street, 17th Ave and Kensington – they are all jam packed with eclectic shops, foodie-approved restaurants, cozy cafés, and vibrant nightlife. Here's the underrated bonus: being below grade means your unit stays nice and cool in the summer – no A/C needed – and warm in the Winter - hello amazing night sleeps year round! This building is surrounded by greenery and set in one of the city's coolest, community-focused neighbourhoods - this condo offers a lock it and leave it lifestyle making urban living feel effortless. Whether you're a first-time buyer, savvy investor, snowbird, or just craving a more simplified lifestyle – this place hits all the marks. Come see why this unit in Sunalta just feels like home.

Built in 1971

## Essential Information

MLS® #	A2227626
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	481
Acres	0.00
Year Built	1971
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	101, 1625 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N3

### Amenities

Amenities	Parking, Trash, Laundry
Parking Spaces	1
Parking	Assigned, Stall, Parking Lot

### Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Master Downstairs
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Lighting, Playground
Construction	Brick, Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	23
Zoning	M-H1

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.