

# \$224,800 - 106, 1735 11 Avenue Sw, Calgary

MLS® #A2238274

**\$224,800**

1 Bedroom, 1.00 Bathroom, 606 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

**\*\*\*VERY AFFORDABLE ONE BEDROOM CONDO IN THE WESTPORT...UNDERGROUND PARKING...CONVENIENTLY NEAR BUSTLING 17TH AVENUE and DOWNTOWN!!\*\*** Perfect starter home...or investment property in SUNALTA! Easy walk to the LRT! This main floor home offers a nice LAYOUT with spacious living room, galley kitchen, dining area, primary bedroom...4-piece bathroom and insuite storage (has HOOKUPS for washer/dryer...common laundry room is near unit on main floor). LARGE private PATIO is included with this unit. The indoor underground parking stall is safe and secure...not to mention you'll always start a WARM CAR in those cold winter months!! ALL appliances are included in sale price. BRAND NEW dishwasher just installed. FOB KEY entry throughout the building and parkade. Reasonable CONDO FEES include heat/water/sewer! The WESTPORT is a pet-friendly building...parks, paths and a playground are nearby. New asphalt shingle roof replacement in 2024. Be sure to come take a look at this perfect mix of both an URBAN and PEACEFUL neighborhood. VALUE IS HERE!

Built in 1982

## Essential Information



MLS® #	A2238274
Price	\$224,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	606
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	106, 1735 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3S9

### Amenities

Amenities	Bicycle Storage, Coin Laundry, Elevator(s), Secured Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground, Secured
# of Garages	1

### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	July 12th, 2025
Days on Market	1
Zoning	M-H1

**Listing Details**

Listing Office	RE/MAX First
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