

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

MLS® #A2255542

**\$173,000**

1 Bedroom, 1.00 Bathroom, 522 sqft

Residential on 0.00 Acres

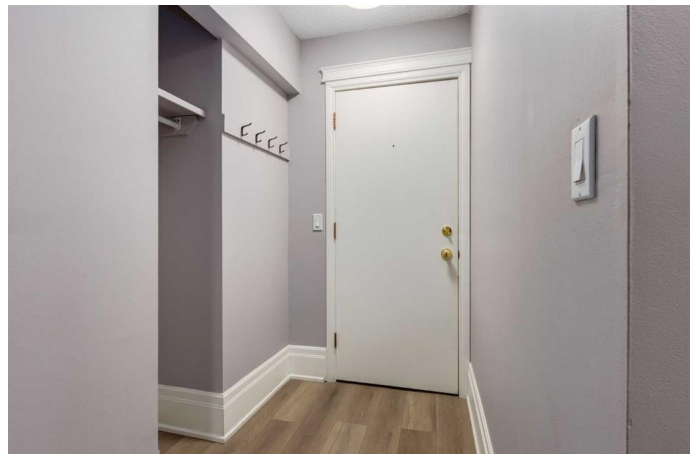
Sunalta, Calgary, Alberta

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 | 15                   |
| Zoning         | M-H1                 |

### **Listing Details**

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