

# \$309,900 - 410, 1735 11 Avenue Sw, Calgary

MLS® #A2193435

## \$309,900

2 Bedroom, 2.00 Bathroom, 871 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Two bedroom, two bathroom, with TWO underground parking stall and great layout in this 870 sqft condo with incredibly easy access to the LRT. This is a TOP floor unit and just recently had all new flooring (carpet in the bedrooms and vinyl plank throughout). Both bedrooms are spacious (with good sized closets) and are separated by the living room on either side of the unit (good for a roommate, family, and guests). The primary bedroom has it's own ensuite bathroom and the second large bedroom has the main full bathroom right next to it. Huge balcony that gets lots of sunlight from the west. Room for extra things like sporting equipment and holiday decor as it also comes with insuite storage room. Great price for downtown living (but also close to parks and a playground) in vibrant Sunalta.

Built in 1982

## Essential Information

MLS® #	A2193435
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	871
Acres	0.00
Year Built	1982



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	410, 1735 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3S9

### Amenities

Amenities	Coin Laundry, Elevator(s), Parking, Trash, Garbage Chute, Storage
Parking Spaces	2
Parking	Assigned, Enclosed, Heated Garage, Parkade, Stall, Underground

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Laminate Counters
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	April 4th, 2025
Days on Market	13
Zoning	M-H1

### Listing Details

Listing Office	Houston Realty.ca
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