102 1607 11 Avenue SW

Calgary | Active | MLS® A2325227

$449,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1990**	**1,360.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to Fairwood Court, where spacious inner-city living meets unbeatable convenience. This beautifully updated two-bedroom, two-bathroom townhouse offers over 1,350 sq. ft. of thoughtfully designed living space just steps from the Sunalta LRT, making downtown commuting effortless.

The bright, open-concept main floor is perfect for both everyday living and entertaining, featuring a renovated kitchen with modern finishes, generous dining space, and a comfortable living room that opens onto an oversized private balcony-ideal for morning coffee or relaxing summer evenings. Each bedroom includes its own full bathroom, creating the perfect layout for professionals, roommates, guests, or those working from home.
Enjoy the rare bonus of attached garage parking , along with the peace of mind that comes from a well-maintained complex with significant exterior upgrades already completed, including windows, building envelope, siding, plumbing, deck membranes, and railings.
Located in the heart of Sunalta, you're just minutes from Downtown, the Bow River pathways, parks, restaurants, cafés, and the vibrant shops and nightlife of 17th Avenue. Offering exceptional space, value, and location, this is an outstanding opportunity to own in one of Calgary's most walkable inner-city neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325227
Bedrooms	2
Bathrooms	2
Year Built	1990
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey

Total Living Area:	1,360.3 sq. ft.
Main Level Finished Area:	579.3 sq. ft.
Upper Level Finished Area:	499.9 sq. ft.
Condo Fee:	$503.30
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1990 (Age: 36)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9012526
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Slate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Great Room, Stone, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Insulated, Secured, Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Fairwood Court
Community:	Sunalta
Amenities:	Laundry, Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known, Pets Allowed
Pets Allowed:	Yes
Main Floor	Kitchen · 10'3" × 9'2" ·
Main Floor	Dining Room · 8'9" × 7' ·
Main Floor	Balcony · 16'7" × 9'8" ·
Main Floor	Living Room · 16'1" × 15'3" ·

Main Floor	Pantry · 2'1" × 1'6" ·
Main Floor	Bedroom - Primary · 16'2" × 15'5" ·
Main Floor	Bedroom · 10'2" × 9'10" ·
2nd Floor	Walk-In Closet · 13'6" × 4'6" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Closet Organizers, No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Corner Lot, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-H1
Listed Date:	Jun 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/102-1607-11-avenue-sw-calgary-a2325227/

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