202 1833 11 Avenue SW

Calgary | Active | MLS® A2359118

$199,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2004**	**542.69 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Arteam Realty

A closer look

Affordable mortgage! This is the only unit in the area for this price that provides underground heated parking, in-suite laundry, and an elevator within the building! Welcome to this beautiful and well-maintained home in Sunalta. If you're an investor looking for a hassle-free, low maintenance unit, or a university student looking for a place to call home close to school, look no further! Newly painted, new window coverings, new appliances, NO carpet, in-suite laundry, updated light switches & electrical outlets throughout, new light fixtures, new door hardware, secure & heated underground parking, reasonable condo fees that include ALL utilities (including electricity!), this unit truly has it all. The primary bedroom is spacious and provides a large closet with mirrors. The living room area features a cozy gas fire place, open space for a large couch to lounge on, with the dining area and kitchen close by that features all new appliances and a breakfast bar. The large balcony features a natural gas hookup for barbequing and an additional shed for storage! Enjoy the Calgary summer evenings with a glass of wine or your morning coffee in this quiet outdoor space. This is one of the few units within the area at this price that features in-suite laundry PLUS heated underground parking! Located within close walking distance of numerous amenities, just a 10-minute drive to downtown, approximately 10 minutes from the University of Calgary, and with the Sunalta C-Train just steps away, this is an unbeatable location. This unit is move-in ready with a quick possession available before the school year starts! Don't miss out on this fantastic opportunity. Bedroom furniture can be included.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359118
Bedrooms	1
Bathrooms	1
Year Built	2004
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	542.69 sq. ft.
Condo Fee:	$592.59
Condo Fee Includes:	Common Area Maintenance, Electricity, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2004 (Age: 22)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0410271
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Tile

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Assigned, Heated Garage, Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	sunalta court
Community:	Sunalta
Amenities:	Elevator(s), Parking, Secured Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Bedroom furniture can be included if buyer wants/needs.
Restrictions:	Board Approval
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 13'9" × 9'8" ·
Main Floor	Kitchen · 12'9" × 10'9" ·
Main Floor	Dining Room · 10'11" × 9'9" ·
Main Floor	Living Room · 10'9" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage

Exterior Features:	Balcony, BBQ gas line, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-H1
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/202-1833-11-avenue-sw-calgary-a2359118/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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