203 1719 11 Avenue SW

Calgary | Active | MLS® A2353431

$150,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1978**	**520.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Whether you’re looking for your first step into the market or a smart inner-city investment opportunity, this south-facing corner unit checks all the boxes. Offering heated underground parking, modern updates, and unbeatable access to Calgary’s core, this is low-maintenance living in a location that continues to see strong demand.
Situated just minutes from the Sunalta LRT, downtown Calgary, 17th Avenue, and Westbrook Mall, this home puts shopping, restaurants, transit, pathways, and everyday amenities right at your doorstep-making it ideal for young professionals, students, or tenants seeking convenience and connectivity.
Inside, the freshly painted interior features wide plank hardwood flooring, upgraded trim and fixtures, and an open-concept layout designed for comfortable everyday living. The kitchen is equipped with maple cabinetry, granite countertops, stainless steel appliances, dual sinks, and a stylish tiled backsplash, offering both functionality and timeless appeal.
The bright living and dining space opens onto a private south-facing balcony-perfect for enjoying morning coffee or unwinding at the end of the day. The spacious bedroom easily accommodates larger furniture, while the updated 4-piece bathroom includes a granite vanity, full tile surround, and additional storage.
Complete with in-suite laundry, assigned heated underground parking, this is a true turnkey opportunity in one of Calgary’s most accessible inner-city communities. Affordable, move-in ready, and positioned in a high-demand rental corridor-this is city living with real value.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353431
Bedrooms	1
Bathrooms	1
Year Built	1978
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:	520.65 sq. ft.
Main Level Finished Area:	520.65 sq. ft.
Condo Fee:	$618.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1978 (Age: 48)
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:	9610645
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	Low Rise (2-4 stories)

Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Sunalta
Amenities:	Snow Removal
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	Board Approval, Condo/Strata Approval, Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Balcony · 15'4" × 4'9" ·
Main Floor	Bedroom - Primary · 13' × 10'9" ·
Main Floor	Dining Room · 7'5" × 7'5" ·
Main Floor	Kitchen · 7'10" × 7'3" ·
Main Floor	Living Room · 14'5" × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-H1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-1719-11-avenue-sw-calgary-a2353431/

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

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