203 1920 11 Avenue SW

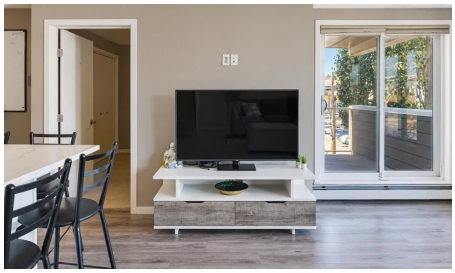
Calgary | Active | MLS® A2351302

$344,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2017**	**895 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

CORNER UNIT | 2 BEDROOMS | 2 FULL BATHROOMS | HEATED UNDERGROUND PARKING | Enjoy bright, stylish inner-city living in this spacious two-bedroom, two-bathroom corner unit in Sunalta, offering nearly 900 sq. ft. of thoughtfully designed space in a secure, low-density building. An open layout, oversized windows and a fresh neutral palette create an airy atmosphere, while durable laminate flooring gives the main living areas a clean, cohesive finish. The kitchen is the centrepiece of the home, featuring crisp white cabinetry, stainless steel appliances, granite countertops, subway-tile backsplash and a massive custom island with seating and valuable additional storage. It opens directly to the dining and living areas, creating an inviting space that can comfortably accommodate a full-sized table, sectional sofa and everyday entertaining. The well-planned bedroom layout provides both comfort and privacy. The generous primary suite includes a large walk-in closet and private four-piece ensuite, while the second bedroom is positioned near another full bathroom-ideal for a roommate, guests or a dedicated home office. Convenient in-suite laundry completes the interior, and the private balcony gives you an outdoor space to unwind at the end of the day. The unit also includes secure heated underground parking stall, a separate storage locker and access to bike storage. The well-managed, pet-friendly complex, condo fees include heat and water. Amazing location offers quieter residential setting while keeping you connected to the best of inner-city Calgary. Walk to the Sunalta LRT station, nearby cafés, restaurants and the energy of 17th Avenue, with Bow River pathways and downtown also within easy reach. Combining a rare corner position, functional two-bedroom layout, impressive kitchen and exceptional urban convenience, this is an outstanding opportunity for first-time buyers, professionals or investors. Book your showing and experience how comfortably inner-city living can fit your lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351302
Bedrooms	2
Bathrooms	2
Year Built	2017
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:	895 sq. ft.
Main Level Finished Area:	895 sq. ft.
Condo Fee:	$616.58
Condo Fee Includes:	Common Area Maintenance, Heat, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2017 (Age: 9)
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:	1710873
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Parkade, Underground
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:	Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Storage
Appliances:	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	Wall mounted Whiteboard
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 13' × 12'4" ·
Main Floor	Bedroom · 10'6" × 10'6" ·
Main Floor	Dining Room · 9'9" × 7'10" ·
Main Floor	Kitchen · 13'10" × 7'2" ·
Main Floor	Living Room · 17' × 12'9" ·

Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-H1
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-1920-11-avenue-sw-calgary-a2351302/

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