206 1829 11 Avenue SW

Calgary | Active | MLS® A2337943

$145,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1977**	**454 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Inner-city living feels easy here, with a bright, well maintained home that makes smart use of every inch while keeping you close to everything that makes Sunalta such a convenient place to live. Step inside and the clean, modern palette immediately sets the tone. Dark wide-plank flooring runs through the main living spaces, contrasting beautifully with crisp white walls and giving the home a warm, contemporary feel.

The living room is comfortable and inviting, with a large window bringing in natural light and a layout that leaves room for both relaxing and dining. From here, step outside onto your private covered balcony-a welcome extension of the living space for morning coffee, fresh air or simply unwinding at the end of the day.

The kitchen has been given a modern edge with dark cabinetry, subway-tile backsplash, under-cabinet lighting, generous counter space and a dramatic black sink and faucet. A stainless-steel refrigerator adds a polished touch, while the efficient galley layout keeps everything within easy reach. In-suite laundry adds everyday convenience, and the tiled entry includes an exceptionally useful walk-in storage/pantry area with built-in shelving-an uncommon amount of storage for an inner-city condo.

The bedroom has plenty of personality, with dark accent walls, floating display shelves and a full stone-look feature wall that creates a stylish focal point. The nearby 4-piece bathroom offers a tub/shower combination and a clean, functional design.

Set in an established low-rise building along a tree-lined street, this home offers the kind of location that makes leaving the car behind an easy choice. Sunalta puts you close to downtown, 17th Avenue, shopping, restaurants, cafés, transit and Calgary's pathway network, with the Sunalta LRT station nearby for an easy connection across the city.

Whether you're looking for an affordable first home, a convenient inner-city base or an investment property in an established central neighbourhood, this move-in ready condo delivers a great combination of style, function and location. With its updated interior, private balcony, excellent storage and easy access to the best of Calgary's inner city, this is a home that makes simple city living feel very comfortable.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337943
Bedrooms	1
Bathrooms	1
Year Built	1977
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:	454 sq. ft.
Main Level Finished Area:	454 sq. ft.
Condo Fee:	$444.31
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
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:	0111359
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Kitchen, Laundry Room, Multiple Locations
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	King Manor
Community:	Sunalta
Amenities:	Laundry, Parking, Trash
Appliances:	Electric Stove, European Washer/Dryer Combination, Garburator, Microwave, Range Hood, Refrigerator
Inclusions:	TV & Mount
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Bedroom - Primary · 10'4" × 9'5" ·

Main Floor	Kitchen · 10'4" × 7'1" ·
Main Floor	Dining Room · 13'8" × 4'8" ·
Main Floor	Living Room · 10'5" × 9'9" ·
Main Floor	Foyer · 7'2" × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-H1
Listed Date:	Aug 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/206-1829-11-avenue-sw-calgary-a2337943/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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