22 1703 11 Avenue SW

Calgary | Active | MLS® A2343755

$153,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1972**	**515 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

EXCELLENT INVESTMENT OPPORTUNITY IN SUNALTA - AIRBNB-FRIENDLY! This updated 1-bedroom, 1-bathroom condo offers an unbeatable combination of location, functionality, and investment potential. The unit has been freshly painted throughout and features a number of recent updates, including a new double kitchen sink and pull-out faucet, an updated bathroom with a new faucet, mirrored medicine cabinet, and two new wall cabinets, plus new shelving in the bedroom and hallway closets.

The gallery-style kitchen offers updated cabinetry and stainless-steel appliances, opening into a dedicated dining area and spacious open-concept living room. Enjoy direct access through newer patio doors to your private north-facing balcony, offering a comfortable outdoor space without the intense heat of direct south-facing exposure. The generously sized primary bedroom provides plenty of closet space, while the updated 4-piece bathroom is conveniently located just down the hall.

The location is hard to beat! Just one block from the Sunalta C-Train Station, with easy access to downtown, 17 Avenue SW shops, restaurants, bars, and entertainment. The building backs onto a park and is directly across from another, providing plenty of nearby green space. Walk or bike downtown with ease.

Additional features include an assigned parking stall, communal laundry, and security cameras. And for investors, the building is Airbnb-friendly, offering excellent short-term rental potential. The building is also pet-friendly.

A fantastic opportunity for first-time buyers, investors, or anyone looking for an affordable inner-city home in one of Calgary’s most convenient locations!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343755
Bedrooms	1
Bathrooms	1
Year Built	1972
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:	515 sq. ft.
Condo Fee:	$415.40
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
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:	1972 (Age: 54)
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:	0312872
Heating:	Boiler

New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Sunalta
Amenities:	Laundry
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 16'7" × 10'5" ·
Main Floor	Kitchen · 8' × 7'5" ·
Main Floor	Dining Room · 7'9" × 6' ·
Main Floor	Bedroom · 10'3" × 9'8" ·

Main Floor	Balcony · 11'3" × 3'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	See Remarks
Exterior Features:	Balcony, Lighting
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-H1
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/22-1703-11-avenue-sw-calgary-a2343755/

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