301 1817 11 Avenue SW

Calgary | Active | MLS® A2336092

$179,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1976**	**772.45 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

This 2 bedroom condo is a great purchase for first timers or investors looking to add to their rental portfolio. Occupying almost 800 sqft, this is an open floor plan that just screams potential. A bright kitchen with lots of counter + cupboard space, double sink and breakfast bar. Laminate flooring in the living area along with a wood burning fireplace. Step out to the private balcony for some fresh air and to enjoy those summer BBQs. Two ample sized bedrooms along with an impressive walk-in closet in the primary. In-suite storage room along with washing machine with hook ups. There is a space in the 4 piece bathroom to potentially install a euro washer/dryer unit. Recently replaced windows + doors throughout along with a new roof in the last year! The unit comes with a designated parking stall out back. You are walking distance to the c-train and mere minutes to all sorts of great amenities such as grocery, coffee shops, restaurants + lounges. Quick possession available.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336092
Bedrooms	2
Bathrooms	1
Year Built	1976
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:	772.45 sq. ft.
Main Level Finished Area:	772.45 sq. ft.
Condo Fee:	$752.48

Condo Fee Includes:	Common Area Maintenance, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1976 (Age: 50)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9710422
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1

Fireplace Details:	Wood Burning
Garage:	No
Parking:	Covered, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Other
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Sun Tree House
Community:	Sunalta
Amenities:	Parking
Appliances:	European Washer/Dryer Combination, Refrigerator, Stove(s)
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Living/Dining Room Combination · 17'7" × 10'11" ·
Main Floor	Kitchen · 13'8" × 8'11" ·
Main Floor	Bedroom - Primary · 13'3" × 10'5" ·
Main Floor	Bedroom · 9'10" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Closet Organizers
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	M-H1
Listed Date:	Aug 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/301-1817-11-avenue-sw-calgary-a2336092/

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

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.