303 1829 11 Avenue SW

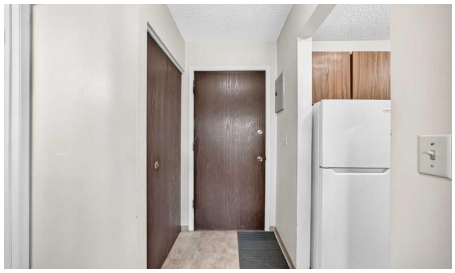
Calgary | Active | MLS® A2324357

$149,800









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1978**	**486.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Excellent value for first-time buyers, downsizers, or investors. This bright, well-maintained condominium features a functional floor plan with a spacious living room opening onto a large balcony through newer sliding patio doors. The kitchen offers ample cabinetry and space for a dining table, while the 4-piece bathroom, and newer windows add to the home's comfort and practicality.

The building offers a convenient shared laundry room, and the unit includes an assigned parking stall with plug-in. The condominium fees provide excellent value by including heat, water, sewer, and exterior maintenance, helping to simplify monthly ownership costs.

Ideally located just minutes from the new LRT station, downtown, 17th Avenue, shopping, the Bow River, and extensive pathway systems, this property offers exceptional convenience and strong long-term investment potential. Simply move in and enjoy.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2324357
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:	486.1 sq. ft.
Main Level Finished Area:	486.1 sq. ft.
Condo Fee:	$465.92

Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, 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:	3
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:	0111359
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Roof:	Flat, Tar/Gravel
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	King Manor
Community:	Sunalta
Amenities:	Coin Laundry, Parking
Appliances:	Range Hood, Refrigerator, Stove(s)
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Entrance · 10'4" × 6'3" ·
Main Floor	Kitchen With Eating Area · 10' × 7'5" ·
Main Floor	Living Room · 14'9" × 11'8" ·
Main Floor	Bedroom - Primary · 12'8" × 9'11" ·
Main Floor	Balcony · 11'10" × 3'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-H1
Listed Date:	Jun 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-1829-11-avenue-sw-calgary-a2324357/

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

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