403 1735 11 Avenue SW

Calgary | Active | MLS® A2359477

$219,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1982**	**806.97 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Are you looking for an affordable top floor corner home with easy access to the LRT and walkable to downtown? What about with SW exposure and a west facing balcony with views of the Scarboro escarpment? Updated and freshly painted, this 2 bedroom 1 bathroom home comes to market with value in mind and is ready for a new owner. Located centrally in Sunalta with assigned and heated underground parking - this is a great way to enter the market or to add an easily rentable unit to your portfolio. Well maintained with upgrades to the appliances and lighting fixtures, this home is move in ready. Over 800sqf of space which allows for formal dining, and an expansive living room; there is room to host all your friends and family with ease. The balcony is generous in size and is soaked in the afternoon sun, perfect for summer nights giggling with friends. The primary bedroom is well positioned away from the living area and has both a walkthrough closet and access to the bathroom as a cheater ensuite. The second bedroom is perfect for a home office or guest room. This home is conveniently located close to the restaurants and services along 14th, and directly across from a neighbourhood gem One Way Foods and Deli, where you can find daily hot meals, bakery and grocery. Steps from the new Sunalta Community Association Hall and Park, and with quick access to the Bow River Pathways. This home could be yours just in time for Christmas! Contact your trusted agent to book a private showing before She Gon'!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359477
Bedrooms	2
Bathrooms	1
Year Built	1982
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:	806.97 sq. ft.
Condo Fee:	$614.73
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1982 (Age: 44)
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:	8310301
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Westport
Community:	Sunalta
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 12'5" × 11'10" ·
Main Floor	Kitchen · 7'10" × 7'10" ·
Main Floor	Bedroom - Primary · 13'6" × 10'8" ·
Main Floor	Dining Room · 9'10" × 8'4" ·
Main Floor	Bedroom · 10'11" × 9'2" ·
Main Floor	Foyer · 5'3" × 3'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths

Interior Features:	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:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/403-1735-11-avenue-sw-calgary-a2359477/

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