404 1920 11 Avenue SW

Calgary | Active | MLS® A2330885

$299,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2017**	**653.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Welcome to this TOP-FLOOR, 2-BEDROOM CONDO offering 653 sq. ft. of bright, open-concept living in the heart of Sunalta. Built in 2017 and thoughtfully updated, this move-in-ready home features modern finishes, a functional kitchen and living area, and a private balcony with a distant view of the Calgary Tower.

A standout feature of this building is that SHORT-TERM RENTALS (STR/AIRBNB) ARE PERMITTED ON A CASE-BY-CASE BASIS, subject to building approval. This rare flexibility creates an excellent opportunity for buyers seeking a primary residence with added investment potential. The building's case-by-case STR/Airbnb policy makes this property especially appealing for investors and owners looking for flexible rental options.

Recent improvements include fresh interior paint completed in 2026, with the bedroom painted in 2025. The tile and flooring, fixtures, washer and dryer, refrigerator, and most of the trim were replaced in 2024. The microwave was replaced in 2025, with additional trim updates completed in 2026. The dishwasher is original but has been rarely used.

One bedroom includes a built-in closet, shelving, and a dedicated TV space, adding practical storage and flexibility for use as a bedroom, home office, or guest room. The unit also includes ASSIGNED UNDERGROUND PARKING AND STORAGE.

Enjoy an exceptional inner-city location approximately a 2-minute walk from Two House Brewing Co. Taproom + Pizza, a 4-minute walk from Pumphouse Park, a 6-minute walk (or 2-minute drive) from Sunalta School, and a 7-MINUTE WALK TO SUNALTA LRT STATION. Shops, cafés, restaurants, and services along 17 Avenue SW are approximately 4 minutes away by car, while Bow Trail is about 2 minutes away, Crowchild Trail about 3 minutes away, and downtown Calgary approximately 6 minutes away.

With TOP-FLOOR PRIVACY, MODERN STYLE, NUMEROUS RECENT UPDATES, TRANSIT ACCESS, SECURE UNDERGROUND PARKING, AND THE RARE OPPORTUNITY FOR SHORT-TERM RENTALS (AIRBNB/STR) SUBJECT TO CASE-BY-CASE BUILDING APPROVAL, this home is an exceptional opportunity for first-time buyers, professionals, and investors alike. Whether you're looking for a place to call home or a property with flexible rental potential, the building's case-by-case STR/Airbnb allowance is a valuable feature that sets it apart. Call to book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330885
Bedrooms	2
Bathrooms	1

Year Built	2017
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:	653.94 sq. ft.
Condo Fee:	$441.62
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2017 (Age: 9)
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:	1710873
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	1920
Community:	Sunalta
Amenities:	Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Electric Oven, Fridge, Microwave, Microwave Hoodfan, Dishwasher, Stacked Washer/Dryer, Window Coverings.
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Allowed

Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'10" × 8' ·
Main Floor	Bedroom · 11'8" × 10'11" ·
Main Floor	Kitchen · 15'8" × 8'10" ·
Main Floor	Living Room · 15'8" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths, Clubhouse
Interior Features:	Kitchen Island, Open Floorplan, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-H1
Listed Date:	Jul 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/404-1920-11-avenue-sw-calgary-a2330885/

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