6 1905 11 Avenue SW

Calgary | Active | MLS® A2348821

$239,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1976**	**645 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Bright Sunalta Gem - Steps to Transit & Minutes to Downtown!
Welcome home to Sunalta!. This bright and inviting 1-bedroom condo offers an excellent opportunity for first-time home buyers, investors, or anyone looking for an affordable inner-city lifestyle close to downtown Calgary.

Featuring a spacious, open-concept layout, this home is filled with natural light and showcases hardwood floors throughout. The recently painted interior and newer cabinets, provides a fresh, move-in-ready feel, while the kitchen is equipped with stainless steel appliances and plenty of functionality. The raised breakfast bar allows for extra dining space for extra company.

Step out onto your private balcony and enjoy your own outdoor space, perfect for morning coffee, relaxing after work, or taking in the neighbourhood atmosphere. One assigned parking stall for your convenience.

The location is hard to beat!!!. You're close to Sunalta LRT Station, providing convenient access to downtown and surrounding areas. Minutes to 17th Ave’s top dining and nightlife, 1 minute to a bus stop, 3 minutes to Sunalta school, 6 minutes to Mt Royal School, 4 minutes to Louise Dean School. With Crowchild Trail and other major routes nearby, getting around Calgary is easy and convenient.
Whether you're a first-time home buyer looking to enter the market or an investor seeking a well-located property with excellent accessibility, this home offers an attractive combination of comfort, convenience, and location.

Don't miss your opportunity to make this Sunalta property your new home or investment!

Please note: some photos have been "digitally" staged.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348821
Bedrooms	1
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:	645 sq. ft.
Main Level Finished Area:	645 sq. ft.
Condo Fee:	$468.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1976 (Age: 50)
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:	0712453
Heating:	Baseboard

New Constr.:	No
Construction Material:	Cedar, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Sunalta
Amenities:	Bicycle Storage, Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Living Room · 15' × 9'10" ·
Main Floor	Dining Room · 15' × 8'8" ·
Main Floor	Kitchen · 16'8" × 4'11" ·

Main Floor	Bedroom - Primary · 13'6" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Stone Counters
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 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6-1905-11-avenue-sw-calgary-a2348821/

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.