

# \$249,000 - 217, 1602 11 Avenue Sw, Calgary

MLS® #A2205093

**\$249,000**

2 Bedroom, 1.00 Bathroom, 854 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

This bright and spacious second-floor corner unit features 2 bedrooms and 1 bathroom, making it the perfect choice for first-time homebuyers or investors. Enjoy a galley-style kitchen with plenty of cabinet and counter space. The open living area includes a cozy living room and a generous dining area, with access to a large southwest-facing balcony – ideal for relaxing or entertaining. The spacious master bedroom comes with a large closet, and the second bedroom offers plenty of natural light. A well-appointed 4-piece bathroom completes the space. Additional features include in-suite laundry, assigned underground parking, and a storage locker. Conveniently located close to public transportation (Sunalta C-Train Station), shopping, schools, parks, and major roadways. This unit is ready to move in and is perfect for anyone looking for a hassle-free lifestyle. Don't miss out – book your private viewing today!

Built in 1980

## Essential Information

MLS® #	A2205093
Price	\$249,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	854



Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	217, 1602 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N2

### **Amenities**

Amenities	Elevator(s), Party Room, Playground, Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Underground

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	None, Rain Gutters
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
-------------	------------------

Days on Market 11  
Zoning M-H1

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.