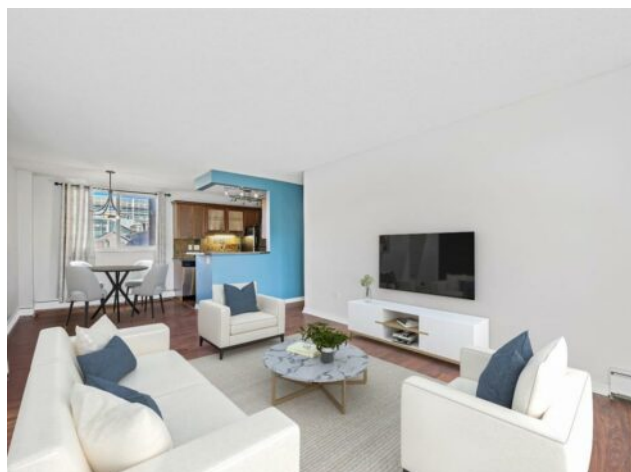


303, 1706 11 Avenue SW  
Calgary, Alberta

MLS # A2268002



\$238,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sunalta                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 815 sq.ft.                         | Age:   | 1971 (55 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard, Natural Gas                                    | Water:     | -      |
| Floors:     | Carpet, Laminate, Tile                                    | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 508 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Brick, Concrete   | Zoning:    | M-H1   |
| Foundation: | -   | Utilities: | -      |
| Features:   | Breakfast Bar, Laminate Counters, Open Floorplan, Storage |            |        |

Inclusions: NA

Welcome to this charming and thoughtfully designed condo located in the vibrant inner-city community of Sunalta. Perfectly positioned just steps from the LRT, parks, and Calgary's downtown core, this residence offers a blend of comfort, convenience, and style. The open-concept layout features a bright living and dining area with large south-facing windows that flood the space with natural light and provide access to a private balcony — ideal for morning coffee or evening relaxation. The kitchen is both functional and inviting, showcasing warm wood cabinetry, stainless steel appliances, slate tile backsplash, and a cozy breakfast bar. This condo offers two spacious bedrooms, each with large windows and generous closet space, along with a full bathroom finished with slate tile details and ample storage. The layout is perfect for roommates, a home office setup, or a guest room. Additional highlights include in-suite laundry, assigned parking, and secure building access. Whether you're a first-time buyer, investor, or simply seeking the ease of urban living, this condo delivers exceptional value in one of Calgary's most walkable neighbourhoods. Enjoy being moments away from 17th Avenue's boutique shops, cafés, and restaurants — while still tucked away on a quiet tree-lined street in Sunalta.