

**310, 1735 11 Avenue SW  
Calgary, Alberta****MLS # A2277266****\$265,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 663
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** NA

**NEW PRICE!!!!** Welcome home to this bright and spacious 2-bedroom, 2-bathroom condo where comfort meets convenient downtown living. Filled with natural light, the open layout creates an easy, relaxed flow that feels both modern and inviting. The main living area features laminate flooring and soothing neutral tones, while the bedrooms offer a cozy retreat with soft carpeting underfoot. The comfortable living room opens onto a large private balcony—perfect for enjoying your morning coffee, unwinding after a long day, or entertaining friends. A separate dining area provides a welcoming space for family meals and gatherings. The generously sized primary bedroom includes plenty of closet space and a full ensuite with a jetted tub, offering a touch of everyday luxury. A second bedroom, full bathroom, and a spacious in-suite storage room complete this thoughtfully designed home. You’ll appreciate the peace of mind that comes with secure FOB access throughout the building and parkade, along with your own underground parking stall. The pet-friendly WESTPORT building is ideally located close to parks, walking paths, a playground, and the LRT—making it easy to enjoy both nature and city conveniences. Recent updates include a new asphalt shingle roof completed in 2024. This inviting condo offers the perfect blend of urban energy and comfortable living—an ideal place to settle in and feel at home.