

# \$199,000 - 201, 1826 11 Avenue Sw, Calgary

MLS® #A2208221

**\$199,000**

2 Bedroom, 1.00 Bathroom, 558 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Prime Location in Sunalta â€“ Surrounded by a variety of amenities, just a short stroll to the Sunalta LRT station, tennis courts, and with easy access to both Bow Trail and Crowchild Trail SW. This charming second-floor unit features 2 bedrooms, 1 bathroom, and a functional galley kitchen with stainless steel appliances. Enjoy the convenience of an in-suite washer and dryer. The bright and airy living room opens onto a balcony with sunny south-facing views. Assigned parking at the rear. This cozy 10-suite building offers a great opportunity as either an investment property or a perfect starter home â€“ no more paying someone elseâ€™s mortgage!

Built in 1980

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208221          |
| Price          | \$199,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 558               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 201, 1826 11 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C0N6                 |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Other           |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Quartz Counters   |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard   |
| Cooling           | Wall/Window Unit(s)   |
| # of Stories      | 4   |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 44              |
| Zoning         | M-H1            |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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