

# \$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 | 25   |
| Zoning         | M-H1 |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.