

\$249,900 - 309, 1602 11 Avenue Sw, Calgary

MLS® #A2267108

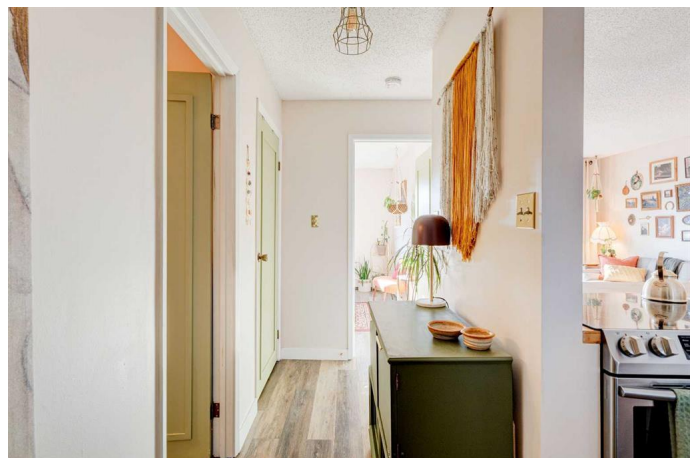
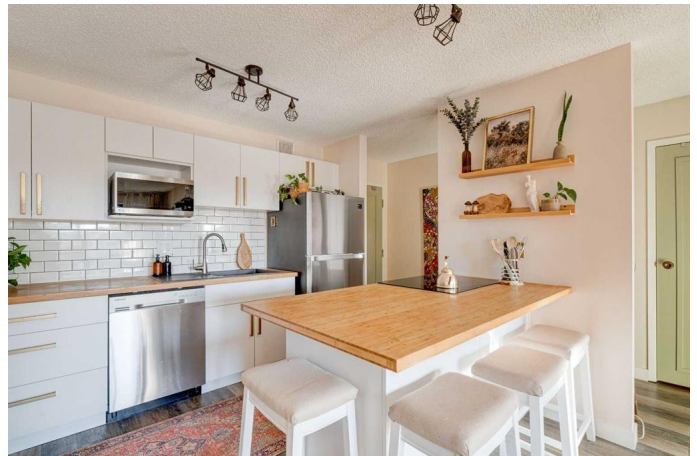
\$249,900

1 Bedroom, 1.00 Bathroom, 521 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to this fully updated top floor unit that features 521 square feet and is situated in the central and amenity-rich community of Sunalta. This 1 bedroom, 1 bathroom condo is located in a quiet concrete building and features low condo fees, offering the perfect opportunity for first-time buyers or investors. A dedicated entryway greets you as you enter the home and resilient luxury vinyl plank flooring flows throughout the unit. The home offers an open-concept layout with South-facing exposure that floods the space with natural light throughout the day. The beautifully updated kitchen offers stainless steel appliances, subway-tile backsplash, a large peninsula with a breakfast bar for additional seating, bamboo countertops, and a wall of cabinetry with ample storage. The kitchen overlooks the living and dining areas - making this the perfect space for entertaining friends and family. The spacious bedroom can accommodate a king-sized bed and offers a large open double closet. The updated 4-piece bathroom features a floating vanity, a deep bathtub, and subway tile backsplash throughout. The spacious and covered South-facing balcony offers the perfect space to enjoy the warmer summer months and has plenty of room for a barbeque and patio furniture. Additional features that round out this unit include updated lighting throughout, high speed fibre-optic internet (perfect for working from home), an in-unit storage room, a separate large storage locker, and secure



underground parking to keep your vehicle safe and out of the elements. The building offers its own sauna and bike storage and has been well-managed and maintained, with extensive recent renovations throughout. This pet-friendly building only requires condo board approval. Centrally located in the heart of Sunalta, this property offers the perfect walkable location and is only a short walk to nearby public transit, breweries, restaurants, cafes, shopping, and entertainment. Daily commuting is easy with only a 2 minute walk to the Sunalta LRT station and quick driving access to 14th Street. Don't miss out on this incredible value and opportunity in Sunalta!

Built in 1980

Essential Information

MLS® #	A2267108
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	521
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	309, 1602 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N2

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage, Sauna
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Storage, Wood Counters
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Vinyl Siding

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
Zoning	M-H1

Listing Details

Listing Office	Charles
----------------	---------

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.