\$250,000 - 303, 1706 11 Avenue Sw, Calgary

MLS® #A2268002

\$250,000

2 Bedroom, 1.00 Bathroom, 815 sqft Residential on 0.00 Acres

Sunalta, Calgary, Alberta

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.

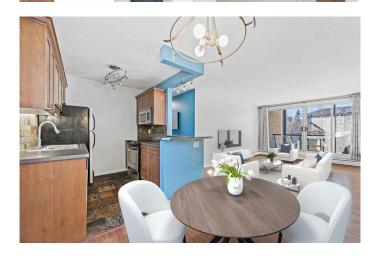
The open-concept layout features a bright living and dining area with large south-facing windows that flood the space with natural light and provide access to a private balcony â€" ideal for morning coffee or evening relaxation. The kitchen is both functional and inviting, showcasing warm wood cabinetry, 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 â€" while still tucked away on a quiet tree-lined street in Sunalta.







Essential Information

MLS® # A2268002 Price \$250,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 815
Acres 0.00
Year Built 1971

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 303, 1706 11 Avenue Sw

Subdivision Sunalta
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0N4

Amenities

Amenities None

Parking Spaces 1

Parking Stall

Interior

Interior Features Breakfast Bar, Laminate Counters, Open Floorplan, Storage

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator

Heating Baseboard, Natural Gas

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Construction Brick, Concrete

Additional Information

Date Listed November 1st, 2025

Days on Market

Zoning M-H1

Listing Details

Listing Office Century 21 Masters

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