

# \$179,900 - 402, 1908 11 Avenue Sw, Calgary

MLS® #A2232835

**\$179,900**

1 Bedroom, 1.00 Bathroom, 484 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

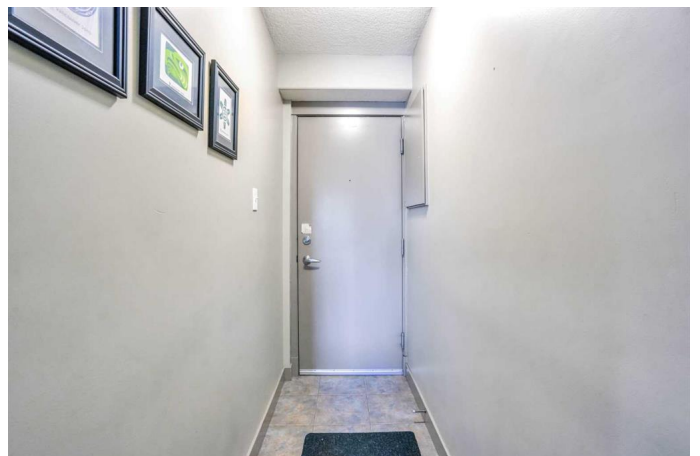
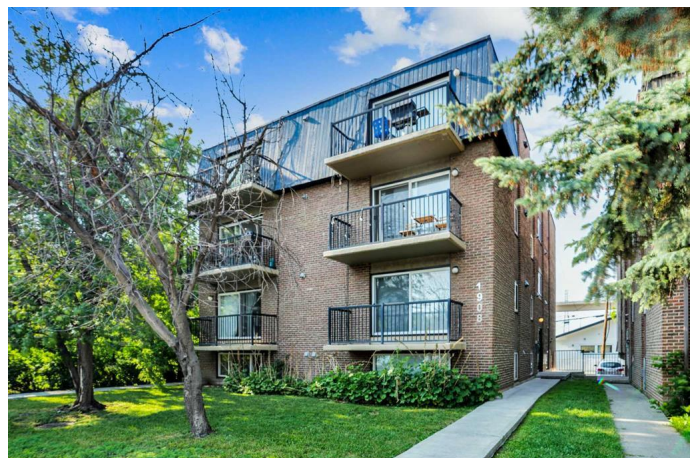
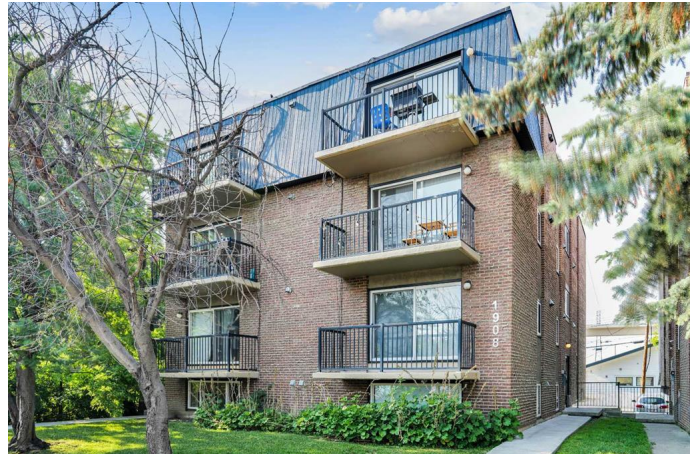
Welcome to this bright and stylish top-floor condo in the heart of Sunalta â€” a vibrant inner-city neighborhood known for its charm and walkability. Tucked away on a quiet, tree-lined street with free city street parking right out front, this beautifully maintained unit sits in a fully renovated, concrete building that combines peace and privacy with unbeatable convenience.

Just one block from the LRT and minutes to downtown, bike paths, and the Bow River trails, this location offers the perfect blend of urban accessibility and neighborhood tranquility.

Inside, you'll find a thoughtfully designed space flooded with natural light, featuring wood-style flooring, granite countertops, stainless steel appliances (including a brand-new microwave), in-suite laundry, and a cozy gas fireplace. The open-concept layout makes the most of every square foot, whether you're working from home or entertaining friends.

Step outside to your spacious and sunny balcony, a private retreat surrounded by mature treesâ€”ideal for morning coffee, summer dinners, or simply unwinding in the fresh air.

The pet-friendly building (with board approval) offers storage lockers on every floor and a



strong sense of community. With a solid rental history and long-term tenants in place until August 31, this condo is a smart choice for both homeowners and investors alike.

Don't miss your chance to own a quiet, top-floor gem in one of Calgary's most desirable central neighborhoods.

Built in 1971

**Essential Information**

MLS® #	A2232835
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	484
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	402, 1908 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N8

**Amenities**

Amenities	Trash, Laundry, Parking, Snow Removal, Storage
Parking Spaces	1
Parking	Assigned, Stall

**Interior**

Interior Features	Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Electric
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Concrete, Stucco, Brick

## Additional Information

Date Listed	June 26th, 2025
Days on Market	21
Zoning	M-H1

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.