



401, 1826 11 Avenue SW, Calgary, Alberta - \$188,000



Main Photo

Property Description

Open House Sunday Sept 14 from 12-2. Best value on the market! This well-kept 2-bedroom, 1-bath unit is ideally located in the heart of Sunalta—a short walk to schools, shops, transit, and restaurants. Nestled on a quiet, tree-lined street, this south-facing top-floor home is filled with natural light and features a spacious living room with sliding patio doors that open to a sunny balcony, which was recently resurfaced. The galley-style kitchen boasts granite countertops, updated cabinetry, and a set of newer appliances. Both bedrooms are generously sized, offering comfort and flexibility for a home office or guest room. Additional highlights include in-suite laundry and storage, a water filtration system, and durable laminate flooring throughout. The building has seen recent upgrades, including a new roof (2023) and newer windows. Enjoy being just a few blocks from the Bow River and its extensive pathway system. Assigned rear parking is included, and condo fees cover heat and water. Whether you're a first-time buyer or an investor, this property stands out as the best value condo on the market. 2 Cats allowed.

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