

# \$219,900 - 401, 1826 11 Avenue Sw, Calgary

MLS® #A2245426

**\$219,900**

2 Bedroom, 1.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

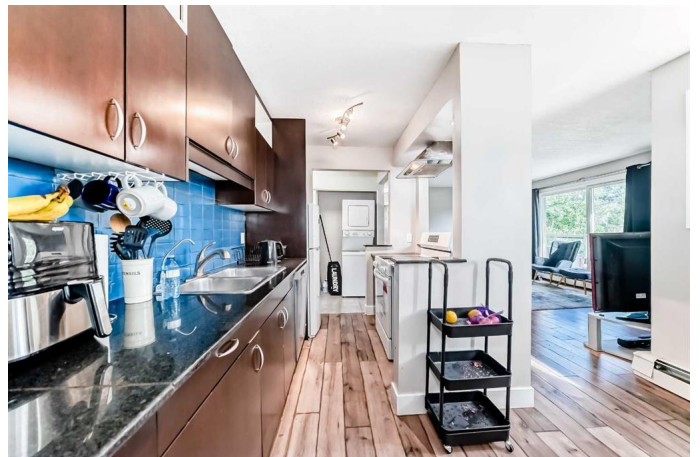
Incredible value! Welcome to this bright and well-kept 2-bedroom, 1-bath condo ideally located in the heart of Sunalta—just steps from the LRT and a short walk to schools, shops, and restaurants. Nestled on a quiet, tree-lined street, this south-facing top-floor unit is filled with natural light and features a spacious living room with sliding patio doors leading to a sunny balcony. The galley-style kitchen offers granite countertops, updated cabinetry, and a set of newer appliances. Both bedrooms are generously sized, providing 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 unit offers exceptional value in one of Calgary's most walkable inner-city communities.

Built in 1980

## Essential Information

MLS® # A2245426

Price \$219,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	695
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	401, 1826 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0N6

### Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, WaterSense Fixture(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Water Purifier
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick

### Additional Information

Date Listed	August 4th, 2025
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Days on Market	1
Zoning	M-H1

## **Listing Details**

Listing Office	RE/MAX Complete Realty
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