

# \$364,900 - 101, 1607 11 Avenue Sw, Calgary

MLS® #A2255587

**\$364,900**

2 Bedroom, 2.00 Bathroom, 1,367 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

2-BEDROOM SUITES WITH THEIR OWN BATHS, PATIO AND HUGE BALCONY. Over 1350 sq ft, AMAZING LOCATION AND SOUGHT AFTER, PRICED 47K UNDER THE PREVIOUS SALE, PROFESSIONALLY RENOVATED UP TO A POINT. FULLY PAINTED EXCEPT FOR THE STAIR RAILS, NEW BATHROOMS, NEW FLOORING IN SOME ROOMS, SOME NEW LIGHTING, BUT THE KITCHEN AND SOME FLOORING STILL NEED TO BE COMPLETED. GREAT OPPORTUNITY FOR RENOVATORS AND BUYERS WHO CAN DO SOME WORK THEMSELVES. OVER 1350 SQ FT, 2 BDRM, 2 BATH, WITH A HUGE PRIMARY BEDROOM UPSTAIRS WITH VAULTED CEILING, HAS A LONG CLOSET AND GORGEOUS 4-PIECE ENSUITE. TILED BY ONE OF THE BEST TILERS IN THE CITY. BEAUTIFUL TILES, NEW STANDING ALONE TUB, SEPARATE SHOWER, LIGHTED MIRROR. The second bedroom is located on the main floor, featuring its own renovated bathroom and access to a lovely patio and green yard, PERFECT FOR EXTENDED FAMILY OR ROOMMATE. The 2nd floor features a large living room, dining room, and kitchen, with a laundry area as well. It is also part of the furnace, located just off the kitchen for convenience. There's a HUGE BALCONY off the living room, perfect for dining and lounging. The Condo board has also made the following improvements over the recent past: replaced deck membrane, deck railings,



windows, plumbing, exterior envelope and vinyl siding. Boasting an unbeatable location, itâ€™s just a 2-minute walk to the Sunalta LRT, providing quick access to the downtown core. Enjoy easy access to Sunalta Elementary School, Calgary's renowned river pathways or take a leisurely stroll along 17th Ave to explore its many restaurants, cafes, and shops. THIS IS A WIN , WIN, WIN. DON'T MISS THIS OPPORTUNITY.

Built in 1990

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2255587      |
| Price          | \$364,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,367         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 101, 1607 11 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C0N3                 |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | None                                      |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |

# of Garages 1

### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks  
Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer  
Heating Fireplace(s), Forced Air, Natural Gas, Wood  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
# of Stories 3  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Balcony, Private Yard  
Lot Description Back Yard, Lawn  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 19th, 2025  
Days on Market 4  
Zoning M-H1

### Listing Details

Listing Office One Percent Realty

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