

# \$225,000 - 305, 1829 11 Avenue Sw, Calgary

MLS® #A2258372

**\$225,000**

2 Bedroom, 1.00 Bathroom, 739 sqft

Residential on 0.00 Acres

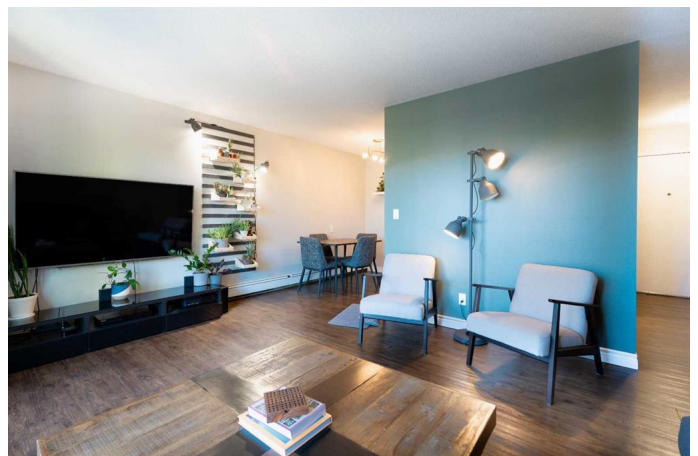
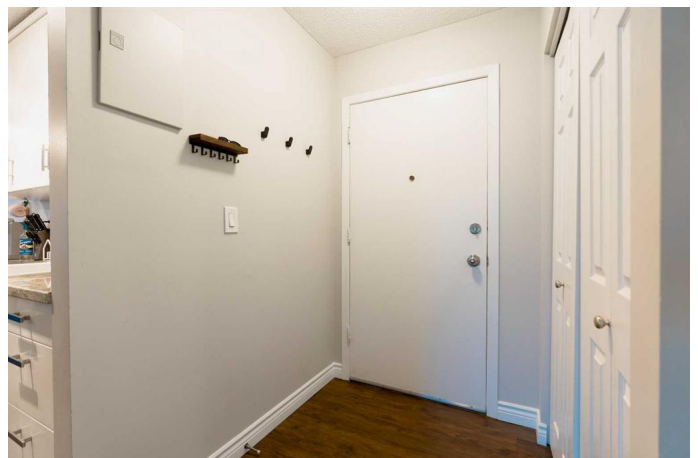
Sunalta, Calgary, Alberta

Introducing a fantastic chance to call Kings Manor home! This bright and inviting 3rd floor condo offers 2 bedrooms, 1 bath, and an in unit a storage room.

Location? ?? Just blocks from the Sunalta LRT, with an easy commute downtown! Inside, youâ€™ll love the updated vibe, patio doors to your private balcony, granite countertops, ceramic tile backsplash, a deep country-style sink, and crisp white cabinets that actually fit all your stuff. Both bedrooms are a great size, and the bathroom is finished with a raised sink on granite counters for that extra touch of style.

Step outside and youâ€™re surrounded by cafÃ©s, parks, and shops, everything Sunalta is known and loved for. Whether youâ€™re a first-time buyer, investor, or just someone who wants to live close to it all, this condo deserves a spot on your must-see list. Bonus: no post-tension building with a healthy reserve fund.

And of course, this unit comes with its own assigned covered parking stall!



Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2258372  |
| Price     | \$225,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 739               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 305, 1829 11 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0N7                |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Laundry, Parking |
| Parking Spaces | 1                |
| Parking        | Stall            |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Storage                                              |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Window Coverings |
| Heating           | Baseboard                                                                               |
| Cooling           | None                                                                                    |
| # of Stories      | 4                                                                                       |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Brick, Wood Frame |

### Additional Information

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

### Listing Details

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