

\$245,000 - 303, 1706 11 Avenue Sw, Calgary

MLS® #A2268002

\$245,000

2 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

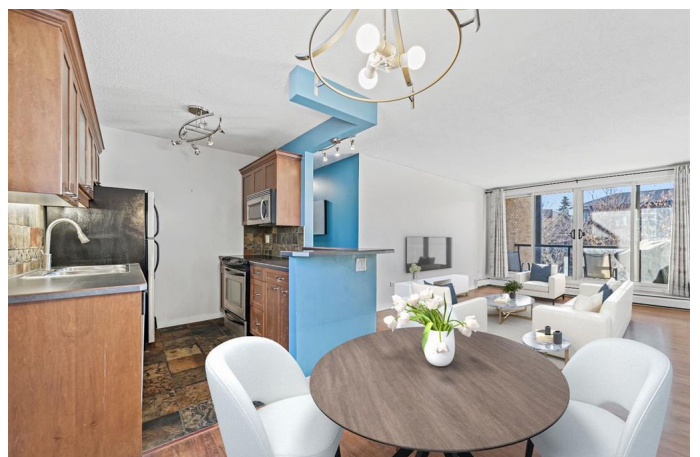
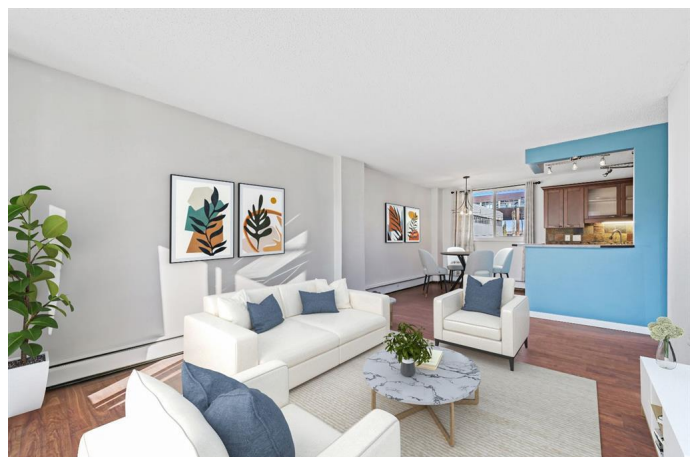
Welcome to this charming and thoughtfully designed condo located in the vibrant inner-city community of Sunalta. Perfectly positioned just steps from the LRT, parks, and Calgary's downtown core, this residence offers a blend of comfort, convenience, and style.

The open-concept layout features a bright living and dining area with large south-facing windows that flood the space with natural light and provide access to a private balcony — ideal for morning coffee or evening relaxation. The kitchen is both functional and inviting, showcasing warm wood cabinetry, stainless steel appliances, slate tile backsplash, and a cozy breakfast bar.

This condo offers two spacious bedrooms, each with large windows and generous closet space, along with a full bathroom finished with slate tile details and ample storage. The layout is perfect for roommates, a home office setup, or a guest room.

Additional highlights include in-suite laundry, assigned parking, and secure building access. Whether you're a first-time buyer, investor, or simply seeking the ease of urban living, this condo delivers exceptional value in one of Calgary's most walkable neighbourhoods. Enjoy being moments away from 17th Avenue's boutique shops, caf s, and restaurants — while still tucked away on a quiet tree-lined street in Sunalta.

Built in 1971



Essential Information

MLS® #	A2268002
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	303, 1706 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N4

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	18
Zoning	M-H1

Listing Details

Listing Office	Century 21 Masters
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