



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

106, 1920 11 Avenue SW
Calgary, Alberta

MLS # A2298742



\$224,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	578 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Laminate

Roof: Rubber

Basement: None

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 394

LLD: -

Zoning: M-H1

Utilities: -

Inclusions: Extra Cabinets in Den And Kitchen.

Welcome to this stylish 1 bedroom plus den condo in the highly desirable Sunalta community in SW Calgary, located in the modern Sunalta 1920 building completed in 2017. The well-managed, PET FRIENDLY building offers an elevator, heated underground parking, and LOW CONDO FEES, making this an excellent opportunity for first-time buyers, investors, or those looking to downsize. This quiet location offers the perfect balance of urban convenience and residential charm, just steps to downtown, excellent transit access including the C-Train (7 min walk), and close to shops, cafés, parks, and pathways. Sunalta is known for its tree-lined streets, strong community feel, and walkability, making it one of Calgary’s most sought-after inner-city neighbourhoods. The main floor unit features a bright open floor plan with white kitchen cabinetry, granite countertops, stainless steel appliances, and durable laminate flooring. The spacious primary bedroom includes a walk-through closet leading to a cheater ensuite complete with a soaker tub. The versatile den is ideal for a home office or additional storage. Enjoy in-suite laundry and storage, along with a large (10 ft x 14 ft) private and secure patio perfect for relaxing or entertaining.