



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

404, 1920 11 Avenue SW
Calgary, Alberta

MLS # A2330885



\$349,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 442
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Electric Oven, Fridge, Microwave, Microwave Hoodfan, Dishwasher, Stacked Washer/Dryer, Window Coverings.

Welcome to this TOP-FLOOR, 2-BEDROOM CONDO offering 653 sq. ft. of bright, open-concept living in the heart of Sunalta. Built in 2017 and thoughtfully updated, this move-in-ready home features modern finishes, a functional kitchen and living area, and a private balcony with a distant view of the Calgary Tower. A standout feature of this building is that SHORT-TERM RENTALS (STR/AIRBNB) ARE PERMITTED ON A CASE-BY-CASE BASIS, subject to building approval. This rare flexibility creates an excellent opportunity for buyers seeking a primary residence with added investment potential. The building's case-by-case STR/Airbnb policy makes this property especially appealing for investors and owners looking for flexible rental options. Recent improvements include fresh interior paint completed in 2026, with the bedroom painted in 2025. The tile and flooring, fixtures, washer and dryer, refrigerator, and most of the trim were replaced in 2024. The microwave was replaced in 2025, with additional trim updates completed in 2026. The dishwasher is original but has been rarely used. One bedroom includes a built-in closet, shelving, and a dedicated TV space, adding practical storage and flexibility for use as a bedroom, home office, or guest room. The unit also includes ASSIGNED UNDERGROUND PARKING AND STORAGE. Enjoy an exceptional inner-city location approximately a 2-minute walk from Two House Brewing Co. Taproom + Pizza, a 4-minute walk from Pumphouse Park, a 6-minute walk (or 2-minute drive) from Sunalta School, and a 7-MINUTE WALK TO SUNALTA LRT STATION. Shops, caf  s, restaurants, and services along 17 Avenue SW are approximately 4 minutes away by car, while Bow Trail is about 2 minutes away, Crowchild Trail about 3 minutes away, and downtown Calgary approximately 6 minutes away. With

TOP-FLOOR PRIVACY, MODERN STYLE, NUMEROUS RECENT UPDATES, TRANSIT ACCESS, SECURE UNDERGROUND PARKING, AND THE RARE OPPORTUNITY FOR SHORT-TERM RENTALS (AIRBNB/STR) SUBJECT TO CASE-BY-CASE BUILDING APPROVAL, this home is an exceptional opportunity for first-time buyers, professionals, and investors alike. Whether you're looking for a place to call home or a property with flexible rental potential, the building's case-by-case STR/Airbnb allowance is a valuable feature that sets it apart. Call to book your private showing today!