



GRASSROOTS
REALTY GROUP

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103, 1920 11 Avenue SW
Calgary, Alberta

MLS # A2333128



\$385,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	On Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

With almost 300 square feet of private patio space this does not feel like your average condo! Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the heart of Sunalta. Whether you're hosting Summer BBQs, enjoying your morning coffee, unwinding with a good book, or gathering with friends for an evening under the lights, this outdoor space is something you simply don't find every day. Positioned on the first floor, but elevated above ground level, it offers the convenience of easy access while providing the privacy and peace of mind you're looking for. Inside, this almost 900 Sq. Ft home features a bright, open-concept layout designed for both everyday living and entertaining. Large windows flood the space with natural light, while durable luxury vinyl plank flooring and contemporary finishes create a warm, modern feel throughout. The kitchen is complete with quartz countertops, stainless steel appliances, and plenty of prep space, flowing seamlessly into the dining and living areas. The spacious primary bedroom includes built-in closet organizers and a private ensuite bathroom, while the second bedroom and full bath provide flexibility for guests, a roommate, or a home office. You'll also appreciate the convenience of in-suite laundry, a heated underground parking stall, a private storage locker, and secure bike storage. Built in 2017, this well-appointed building places you in one of Calgary's most walkable and connected neighbourhoods. You're just two blocks from the Sunalta LRT Station, making downtown commuting effortless, while some of Calgary's favourite local spots—including Two House Brewing, Tailgunner Brewing, and Best of Kin are all within walking distance. Spend your weekends exploring nearby parks, tennis courts, the Bow River pathways, or the endless restaurants, cafés, shops, and

services along vibrant 17th Avenue. If you've been searching for a home that delivers the perfect balance of indoor comfort, outdoor living, and an unbeatable inner-city lifestyle, this Sunalta gem is one you won't want to miss. Book your showing today!