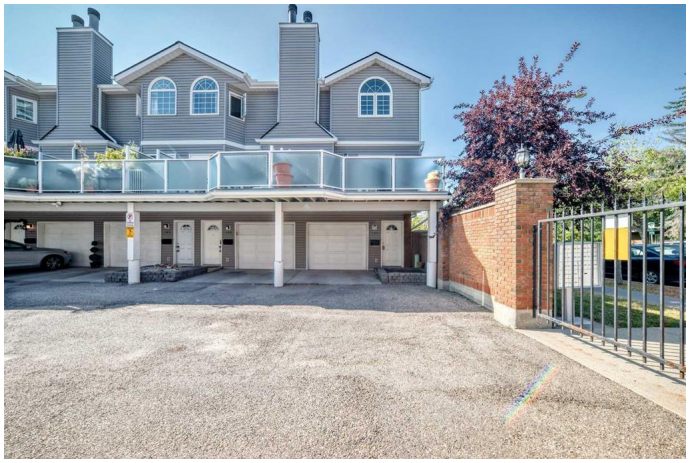
$364,900 - 101, 1607 11 Avenue Sw, Calgary

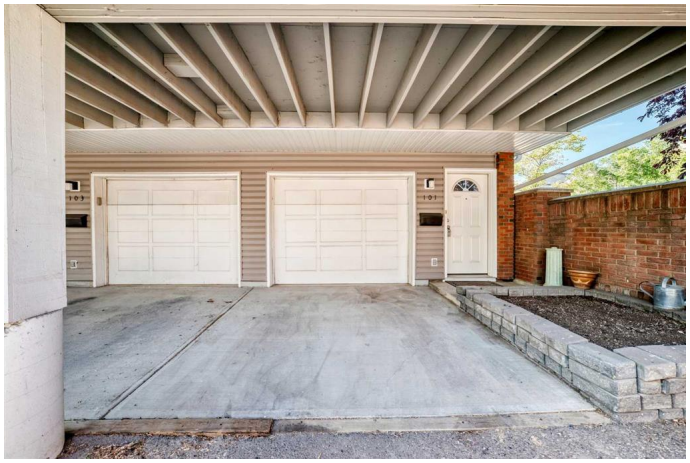
MLS® #A2255587

$364,900

2 Bedroom, 2.00 Bathroom, 1,367 sqft
Residential on 0.00 Acres

Sunalta, Calgary, Alberta





2-BEDROOM SUITES WITH THEIR OWN BATHS, PATIO AND HUGE BALCONY. Over 1350 sq ft, AMAZING LOCATION AND SOUGHT AFTER, PRICED 47K UNDER THE PREVIOUS SALE, PROFESSIONALLY RENOVATED UP TO A POINT. FULLY PAINTED EXCEPT FOR THE STAIR RAILS, NEW BATHROOMS, NEW FLOORING IN SOME ROOMS, SOME NEW LIGHTING, BUT THE KITCHEN AND SOME FLOORING STILL NEED TO BE COMPLETED. GREAT OPPORTUNITY FOR RENOVATORS AND BUYERS WHO CAN DO SOME WORK THEMSELVES. OVER 1350 SQ FT, 2 BDRM, 2 BATH, WITH A HUGE PRIMARY BEDROOM UPSTAIRS WITH VAULTED CEILING, HAS A LONG CLOSET AND GORGEOUS 4-PIECE ENSUITE. TILED BY ONE OF THE BEST TILERS IN THE CITY. BEAUTIFUL TILES, NEW STANDING ALONE TUB, SEPARATE SHOWER, LIGHTED MIRROR. The second bedroom is located on the main floor, featuring its own renovated bathroom and access to a lovely patio and green yard, PERFECT FOR EXTENDED FAMILY OR ROOMMATE. The 2nd floor features a large living room, dining room, and kitchen, with a laundry area as well. It is also part of the furnace, located just off the kitchen for convenience. There's a HUGE BALCONY off the living room, perfect for dining and lounging. The Condo board has also made the following improvements over the recent past: replaced deck membrane, deck railings,

windows, plumbing, exterior envelope and vinyl siding. Boasting an unbeatable location, itâ€™s just a 2-minute walk to the Sunalta LRT, providing quick access to the downtown core. Enjoy easy access to Sunalta Elementary School, Calgary's renowned river pathways or take a leisurely stroll along 17th Ave to explore its many restaurants, cafes, and shops. THIS IS A WIN , WIN, WIN. DON'T MISS THIS OPPORTUNITY.

Built in 1990

Essential Information

MLS® #	A2255587
Price	$364,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,367
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	101, 1607 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0N3

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached, Concrete Driveway

# of Garages	1

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	27
Zoning	M-H1

Listing Details

Listing Office	One Percent Realty

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