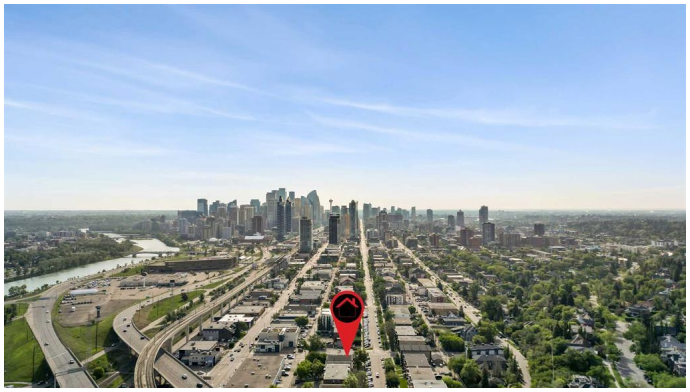
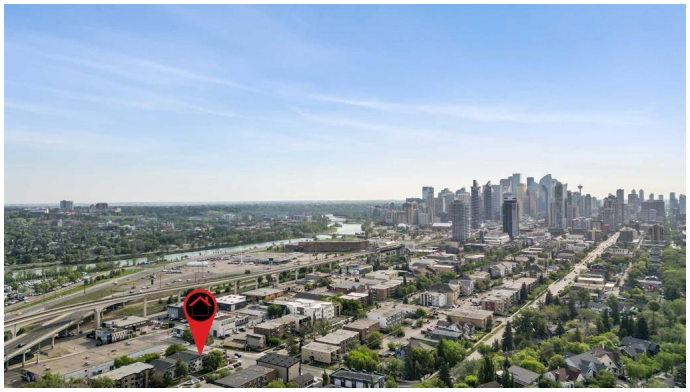
$187,900 - 304, 2006 11 Avenue Sw, Calgary

MLS® #A2235266

$187,900
1 Bedroom, 1.00 Bathroom, 474 sqft
Residential on 0.00 Acres

Sunalta, Calgary, Alberta





A short drive down the tree lined 'One way' street and you'll find the Perfect Top Floor cozy suite. Very neatly and modernly decorated & renovated 1 bedroom condo. Once you have entered, you'll be greeted with 'Real hardwood' Flooring throughout the Open Concept layout that's brightly filled with natural Light! The warm and Inviting Kitchen offers plentiful Hickory cabinets with an Upgraded white appliance package. This includes Fridge with the bottom door freezer, range with the Microwave oven fan built right in. Flow past the Built-in matching Pantry, past the eating area into the Comfy living room. Enjoy a breath of fresh air as you step out onto the balcony! The private primary bedroom has ample closet space with the convenience of the European Washer/Dryer combination tucked neatly away. Just steps away you'll see the refinished full bath with extra wall cabinet. Have a big laundry load to wash, you'll find the coin operated laundry room on the lower building level. Park your car in the assigned back parking (with winter plugin) or use the front angled street parking. Need Transit, not a problem it's just a short walk away from LRT. Within just a couple of blocks you'll find Parks, Shopping and Entertainment Venues! Plus, easy access walking & Cycle paths, including the downtown designated pathways. This condo is a fabulous opportunity to skip renting and get into an affordable home. It's also a Grand investment opportunity for a good rental or take advantage of an AIRBNB friendly

building!

Built in 1977

Essential Information

MLS® #	A2235266
Price	$187,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	474
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	304, 2006 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P1

Amenities

Amenities	Parking, Coin Laundry
Parking Spaces	1
Parking	Off Street, Parking Lot, Stall, Assigned, On Street

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home
Appliances	Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination, Range
Heating	Baseboard, Hot Water, Natural Gas, Boiler
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Playground
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	35
Zoning	M-H1

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)

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