

# \$179,900 - 101, 1625 11 Avenue Sw, Calgary

MLS® #A2227626

**\$179,900**

1 Bedroom, 1.00 Bathroom, 481 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Looking for a condo with charm, character, and an unbeatable inner-city location? Welcome to your Sunalta sanctuary! This bright and move in ready 1-bedroom, 1-bathroom condo isn't just affordable – it's the perfect blend of cozy comfort and urban convenience. Tucked in the vibrant heart of sought after Sunalta, you will find this charming below-grade unit within a solid and secure concrete building (complete w/updated FOB system). It's right across from a green space/playground and the lively Sunalta Community Centre making it ideal for impromptu Summer picnics, hanging out with friends, throwing a ball around and just enjoying the overall awesome neighbourhood vibe. This unit boasts newer triple pane windows that flood the space with natural light and a super functional mostly open floorplan featuring a galley-style kitchen with new laminate countertops, updated faucet and stainless steel appliances as well as a quaint dining nook with room for a desk for those working from home. You'll love the cozy living area which is perfect for curling up and watching movies. The well-appointed primary bedroom features lots of closet & storage space. Updated lighting throughout and newer laminate flooring adds a sleek, modern touch to the unit. A 4-piece bathroom with bathfitter tub surround (comes w/a forever warranty) and newer sink/faucet rounds out this fantastic space. This unit comes with handy assigned rear parking and easy access to the laundry



room just steps from your door – though it's rarely used since most units have their own. The building is pet-friendly and professionally managed, so you can enjoy peace of mind and easy living. Sunalta C-Train Station is just minutes away (hello, stress-free commute), and if you're into gardening, the outdoors and weekend adventures, you're in luck – the community garden, parks, and Bow River pathways are all nearby. Feel like going out? You're walking distance to Calgary's trendiest spots – 14th Street, 17th Ave and Kensington – they are all jam packed with eclectic shops, foodie-approved restaurants, cozy cafés, and vibrant nightlife. Here's the underrated bonus: being below grade means your unit stays nice and cool in the summer – no A/C needed – and warm in the Winter - hello amazing night sleeps year round! This building is surrounded by greenery and set in one of the city's coolest, community-focused neighbourhoods - this condo offers a lock it and leave it lifestyle making urban living feel effortless. Whether you're a first-time buyer, savvy investor, snowbird, or just craving a more simplified lifestyle – this place hits all the marks. Come see why this unit in Sunalta just feels like home.

Built in 1971

## Essential Information

MLS® #	A2227626
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	481
Acres	0.00
Year Built	1971
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	101, 1625 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N3

### Amenities

Amenities	Parking, Trash, Laundry
Parking Spaces	1
Parking	Assigned, Stall, Parking Lot

### Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Master Downstairs
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Lighting, Playground
Construction	Brick, Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	29
Zoning	M-H1

### Listing Details

Listing Office	CIR Realty
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