

\$204,900 - 43, 1703 11 Avenue Sw, Calgary

MLS® #A2246780

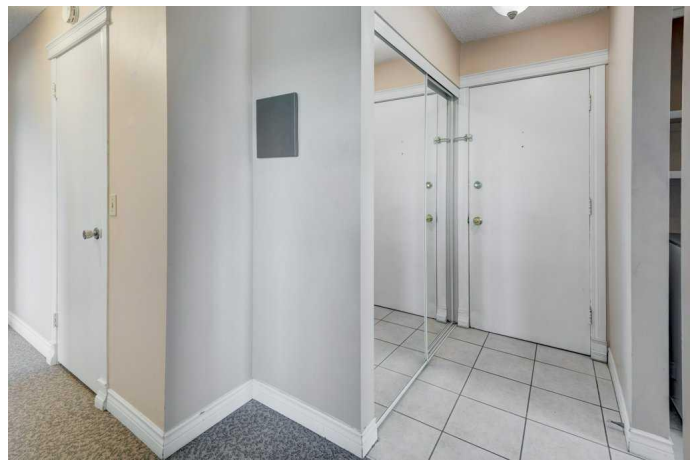
\$204,900

2 Bedroom, 1.00 Bathroom, 782 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to this top-floor 2-bedroom, 1-bathroom unit in the highly sought-after Parkview building, ideally situated in the vibrant inner-city community of Sunalta—one of Calgary's most walkable and transit-friendly neighborhoods. This prime location puts you just minutes from downtown Calgary, the Sunalta CTrain station, and the scenic pathways along the Bow River. Enjoy the beautiful views of downtown Calgary from your balcony and being steps away from popular caf s, restaurants, parks, and trendy boutiques along 17th Avenue SW, while also having quick access to Crowchild Trail for commuting ease. Step inside and be greeted by a bright, open-concept layout designed for both comfort and functionality. The spacious kitchen features an abundance of storage and seamlessly connects to a generous living room with sliding glass doors that lead to your private top-floor balcony. Two sizable bedrooms provide flexibility for a home office or guest space, with the primary bedroom featuring a walk-in closet. A 4-piece main bathroom completes the interior layout. This Airbnb-friendly building includes a convenient common-area laundry room and assigned surface parking for each unit. Whether you're a professional couple, or



first-time buyer this unit offers both lifestyle and location. The unit can rent for \$1,800 per month, making it a great opportunity for a savvy investor.

Built in 1972

Essential Information

MLS® #	A2246780
Price	\$204,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	782
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	43, 1703 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1J5

Amenities

Amenities	Other, Parking
Parking Spaces	1
Parking	Assigned, Stall, Covered

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Baseboard, Natural Gas

Cooling	None
# of Stories	4

Exterior

Exterior Features	Other
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	11
Zoning	M-H1

Listing Details

Listing Office	RE/MAX Complete Realty
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