

# \$188,000 - 401, 1826 11 Avenue Sw, Calgary

MLS® #A2254031

**\$188,000**

2 Bedroom, 1.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Best value on the market! This well-kept 2-bedroom, 1-bath unit is ideally located in the heart of Sunalta—a short walk to schools, shops, transit, and restaurants. Nestled on a quiet, tree-lined street, this south-facing top-floor home is filled with natural light and features a spacious living room with sliding patio doors that open to a sunny balcony, which was recently resurfaced. The galley-style kitchen boasts granite countertops, updated cabinetry, and a set of newer appliances. Both bedrooms are generously sized, offering comfort and flexibility for a home office or guest room. Additional highlights include in-suite laundry and storage, a water filtration system, and durable laminate flooring throughout. The building has seen recent upgrades, including a new roof (2023) and newer windows. Enjoy being just a few blocks from the Bow River and its extensive pathway system. Assigned rear parking is included, and condo fees cover heat and water. Whether you're a first-time buyer or an investor, this property stands out as the best value condo on the market. 2 Cats allowed.



Built in 1980

## Essential Information

MLS® # A2254031

Price \$188,000

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 695               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 401, 1826 11 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C0N6                 |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Snow Removal, Trash |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, WaterSense Fixture(s)        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Water Purifier |
| Heating           | Baseboard                                                                                                    |
| Cooling           | None                                                                                                         |
| # of Stories      | 4                                                                                                            |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Brick   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 6                   |

Zoning                      M-H1

**Listing Details**

Listing Office              RE/MAX Complete Realty

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