# \$209,900 - 43, 1703 11 Avenue Sw, Calgary

MLS® #A2237749

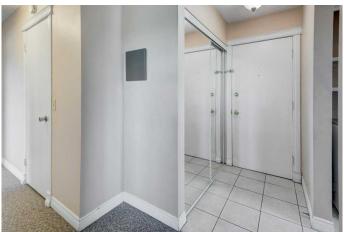
#### \$209,900

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 Sunaltaâ€"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 cafés, 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.







#### **Essential Information**

MLS® # A2237749 Price \$209,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footoge 782

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 T3C 0N5

#### **Amenities**

Amenities Other, Parking

Parking Spaces 1

Parking Assigned, Stall, Covered

#### Interior

Interior Features Laminate Counters, Open Floorplan

Appliances Dishwasher, 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 July 8th, 2025

Days on Market 1

Zoning M-H1

## **Listing Details**

Listing Office Greater Property Group

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