

# \$169,900 - 41, 1703 11 Avenue Sw, Calgary

MLS® #A2209809

**\$169,900**

1 Bedroom, 1.00 Bathroom, 514 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY & SUNDAY  
APRIL 26 & 27 FROM 12-2PM\*\*.** Welcome to Unit #41 at the Parkview, a top-floor, one-bedroom, one-bathroom condo located in the highly sought-after inner-city community of Sunalta. This bright and thoughtfully laid-out unit offers the perfect blend of comfort, convenience, and lifestyle—ideal for first-time buyers, investors, or anyone looking for a well-located urban home.

What sets this unit apart is its Airbnb-friendly status, giving you the flexibility to generate rental income or simply enjoy the space as your own private retreat. The top-floor location means no upstairs neighbors and added quiet, with a private balcony where you can take in views of the treetops and surrounding neighborhood.

The condo features an open-concept living and dining area, a functional kitchen, and a spacious bedroom with great closet space. Natural light floods the unit, and you'll appreciate the thoughtful updates and clean, well-maintained interior.

One of the biggest perks? You're just steps from the Sunalta C-Train station, making downtown commutes or trips to the university quick and easy. Plus, you're walking distance to parks, 17th Avenue shops and restaurants, bike paths, and everything else this dynamic area has to offer.



The building itself is professionally managed, well cared for, and has a strong sense of community among residents. Lots of recent maintenance done the last few years such as a new roof, new boiler system, balcony doors, windows, security system and more! Whether you're looking to live in the unit full-time, use it part-time and rent it out, or fully leverage it as a short-term rental investment, the options are all here.

If you've been waiting for a low-maintenance condo in a vibrant, walkable locationâ€”with flexibility and styleâ€”this is the one.

Built in 1975

### Essential Information

MLS® #	A2209809
Price	\$169,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	514
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	41, 1703 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0N5

### Amenities

Amenities	Coin Laundry, Laundry, Parking, Picnic Area, Playground, Park
Parking Spaces	1
Parking	Alley Access, On Street, Stall, Additional Parking, Assigned

## Interior

Interior Features	Open Floorplan, See Remarks, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Playground
Construction	Stucco, Wood Frame, Brick

## Additional Information

Date Listed	April 9th, 2025
Days on Market	21
Zoning	M-H1

## Listing Details

Listing Office	CIR Realty
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