

# \$209,900 - 103, 1810 11 Avenue Sw, Calgary

MLS® #A2228532

**\$209,900**

1 Bedroom, 1.00 Bathroom, 583 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Private Ground Floor 1-Bedroom Unit with Yard â€œ Upgraded, Secure & Smartly Designed

Nestled in a quiet, secure complex, this charming updated 1-bedroom, 1-bathroom ground floor unit offers a rare combination of privacy, practicality, security and comfort â€œ perfect for first-time buyers, downsizers, or investors, this well-maintained residence boasts a rare feature â€œ a fully fenced yard with green space, perfect for relaxing outdoors or enjoying your morning coffee in peace and letting your pet roam

A standout benefit of this unit is the laundry room located directly across the hall â€œ offering ultimate in:

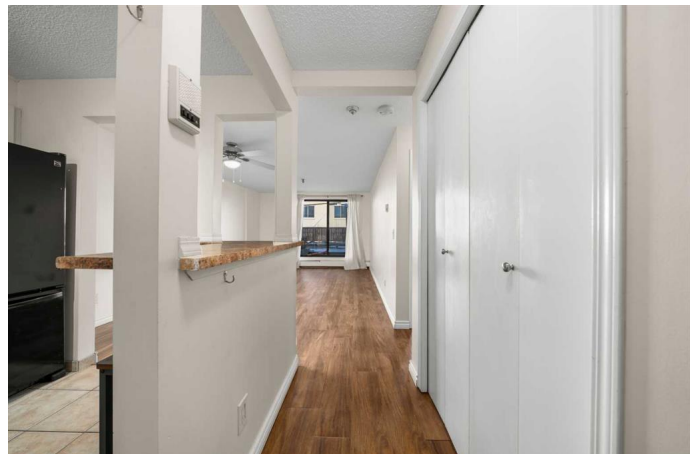
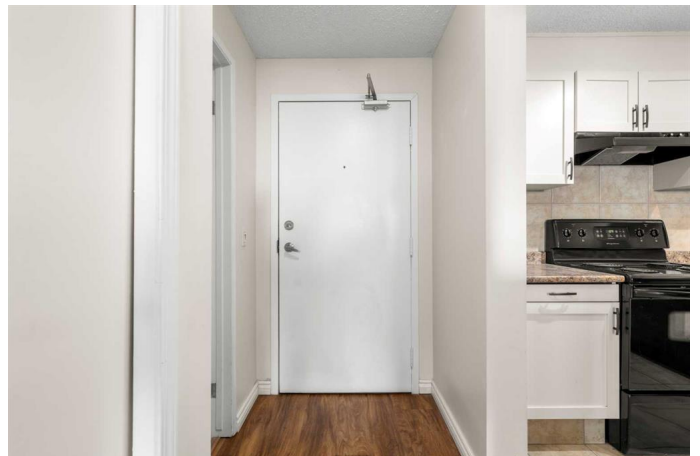
Energy efficiency: save on your electricity bill by not having operating costs

Cost savings: Not having to purchase expensive washer and dryer set

Convenience: Extra in-suite storage by not having a laundry set take up valuable in-suite space, keeping heat and moisture out of the unit.

These small details add up to make a big difference in day-to-day comfort.

The modern kitchen has been thoughtfully upgraded with quality finishes and plenty of storage. The bright and airy living space opens directly to your own patio and green space With underground heated parking, youâ€™™ enjoy comfort and peace of mind through every season. This smartly designed home is move-in ready and offers excellent value with



features rarely found at this price point.  
Some of the upgrades done recently include  
cladding, balconies, roof, windows and in May  
of this year they started work on the elevators.  
Donâ€™t miss your chance to own this  
private, well-appointed gem!

Built in 1982

### **Essential Information**

MLS® #	A2228532
Price	\$209,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	103, 1810 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0N6

### **Amenities**

Amenities	Elevator(s), Laundry, Parking, Secured Parking
Parking Spaces	1
Parking	Assigned, Underground
# of Garages	1

### **Interior**

Interior Features	Elevator, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard, Garden, Private Yard
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 8th, 2025
Days on Market	36
Zoning	M-H1

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.