

\$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

Open House Sunday Sept 14 from 12-2. 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	15
Zoning	M-H1

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.