

# \$189,000 - 101, 2010 11 Avenue Sw, Calgary

MLS® #A2218274

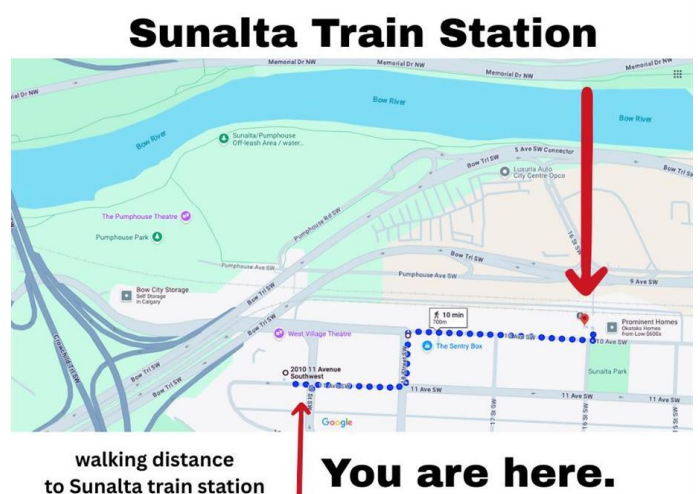
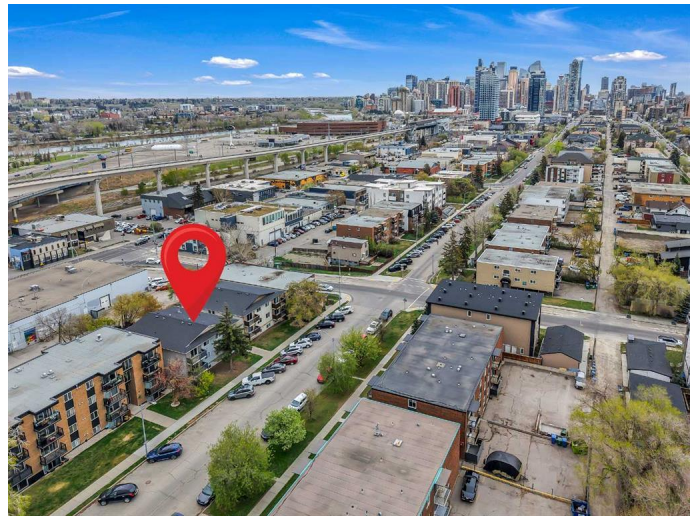
**\$189,000**

1 Bedroom, 1.00 Bathroom, 466 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Do you want an AMAZING INVESTMENT OPPORTUNITY in Downtown Calgary? This VERY AFFORDABLE apartment in a fantastic location within WALKING DISTANCE to Sunalta LRT, 17th Avenue, The Bow River and much more is currently rented and the tenants are happy to stay if you like. Located in the heart of Sunalta, this one-bedroom unit offers exceptional access to both inner-city energy and everyday convenience. Nestled on a quiet street just moments from downtown, this well-laid-out unit provides a functional and flexible living space for urban professionals, students, or investors. The open-concept kitchen is designed for efficient use of space with full-height cabinetry and a peninsula island—perfect for prep, casual meals, or conversation over coffee. Adjacent, the combined living and dining area is bright and inviting, with space to unwind, work, or entertain. The bedroom features a large window and easy access to the four-piece bathroom, while additional in-suite storage and tile and laminate flooring throughout add everyday practicality. An assigned parking stall further adds to your comfort and convenience. Phenomenally located with close proximity to the Sunalta LRT Station, which is just a short walk away, offering a quick commute to downtown, the University of Calgary, or SAIT. Nature and recreation lovers will appreciate nearby Royal Sunalta Park and the Bow River pathway system, while dining, cafes, and local shops line the nearby stretch of 17th Avenue.



This is a compelling opportunity to own in a character-rich neighbourhood known for its mature trees, walkability, and central location!

Built in 1982

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218274          |
| Price          | \$189,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 466               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 101, 2010 11 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0P1                |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Coin Laundry, Parking |
| Parking Spaces | 1                     |
| Parking        | Off Street, Stall     |

### **Interior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Open Floorplan, Soaking Tub, Storage                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Baseboard, Hot Water, Natural Gas                   |
| Cooling           | None                                                |
| # of Stories      | 3                                                   |

**Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Roof              | Asphalt/Gravel     |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 55             |
| Zoning         | M-H1           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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