

# \$199,900 - 103, 1810 11 Avenue Sw, Calgary

MLS® #A2228532

**\$199,900**

1 Bedroom, 1.00 Bathroom, 583 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Private Ground Floor 1-Bedroom Unit with Yard – 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 – perfect for first-time buyers, downsizers, or investors, this well-maintained residence boasts a rare feature – 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 – offering ultimate in:

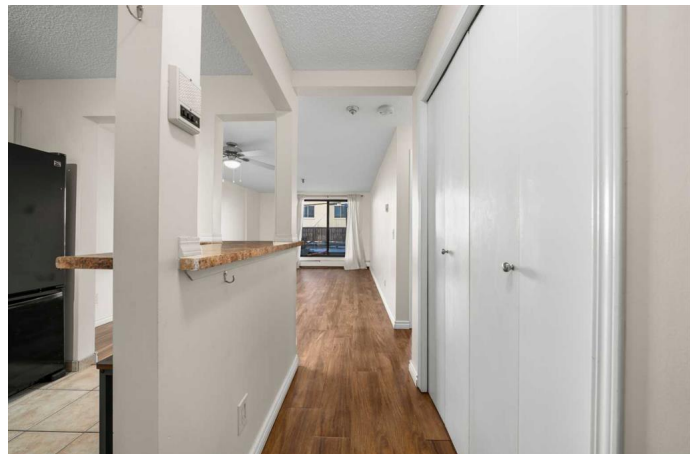
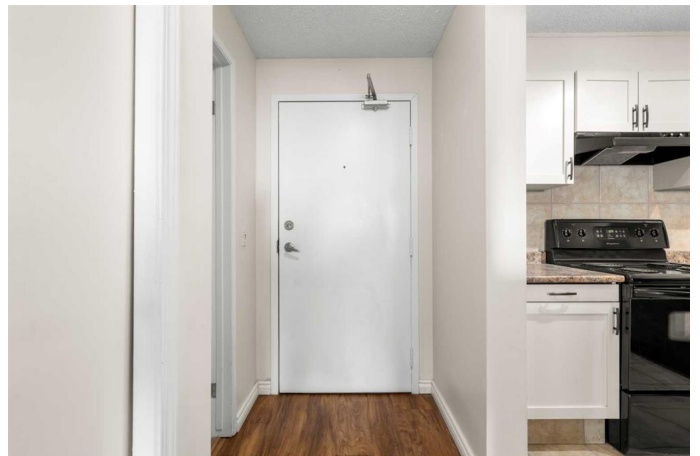
Energy efficiency: save on your electricity bill by not having operating costs

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, you’ll 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.  
Don't miss your chance to own this  
private, well-appointed gem!

Built in 1982

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228532          |
| Price          | \$199,900         |
| 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), Secured Parking, Laundry, Parking |
| Parking Spaces | 1                                              |
| Parking        | Underground, Assigned                          |
| # of Garages   | 1                                              |

### Interior

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

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 71             |
| Zoning         | M-H1           |

## Listing Details

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

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