

\$399,900 - 103, 1607 11 Avenue Sw, Calgary

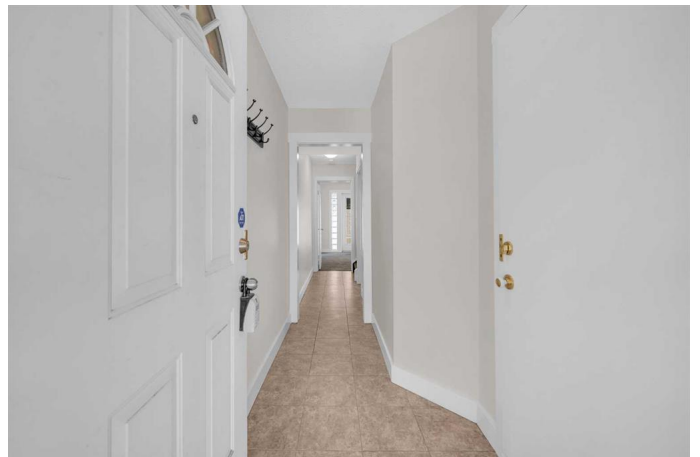
MLS® #A2198893

\$399,900

2 Bedroom, 2.00 Bathroom, 1,402 sqft
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Inner-city living at its finest with this contemporary 3-storey townhouse, offering the perfect blend of urban downtown lifestyle and modern space. Boasting an unbeatable location, it's just a 2-minute walk to the Sunalta LRT, providing quick access to the downtown core. Enjoy easy access to Calgary's renowned river pathways or take a leisurely stroll along 17th Ave to explore its many restaurants, cafes, and shops. This townhouse features 2 master bedrooms, each with its own ensuite bathroom, situated on opposite floors—ideal for today's home office needs, roommates, or guests. The king-sized master includes a massive walk-in closet and a 4-piece ensuite with a glimpse of downtown. Gleaming hardwood floors throughout add to the home's charm, while the second level offers a functional kitchen with newer stainless steel appliances, an adjoining nook, and a sprawling family room with a cozy wood-burning fireplace. Step out onto the oversized deck, complete with newer Duradeck and glass railing, or enjoy the grassy yard space just outside the back door. The home has been freshly painted, including walls, ceilings, and all trim. There's parking for 2 vehicles (in the attached garage and in front), as well as street parking. This is a very quiet location within the complex, yet within easy walking distance to river pathways, shopping, restaurants, and nightlife. A townhouse that's the ideal place to call home!



Built in 1990

Essential Information

MLS® #	A2198893
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,402
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	103, 1607 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N3

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Front Drive, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Mantle, Wood Burning
Has Basement	Yes
Basement	None, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2025
Days on Market	10
Zoning	RM-5

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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