



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1905 11 Avenue #3, Calgary T3C 0N9**

MLS® #: **A2195895**

Area: **Sunalta**

Listing Date: **02/21/25**

List Price: **\$224,900**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **591**  
Low Sqft:  
Ttl Sqft: **591**

DOM

**53**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Low-Rise**  
**(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Covered,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame,Wood Siding**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Stone Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 11`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 54`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`9" x 15`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`3" x 15`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 5`1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$395**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-H1**

Legal Desc:	0712453;3	Monthly	Remarks
Pub Rmks:	Experience urban living at its finest in 1905 11 Avenue SW! This stylish 1-bedroom, 1-bathroom condo in the vibrant Sunalta community offers a bright, open-concept layout with brand-new flooring, polished concrete countertops, and stainless steel appliances. The spacious bedroom easily fits a king-size bed, while the deep soaker tub provides the perfect place to unwind. Enjoy the convenience of in-suite laundry, a covered parking stall, and easy access to Crowchild Trail, the Sunalta Transit Station, and 17th Ave's top dining and nightlife. Just 10 minutes from the Saddledome and downtown core, and 25 minutes from the airport, this is a fantastic opportunity for first-time buyers and investors alike. Don't miss out on this incredible home - book your private viewing today!		
Inclusions:	N/A		
Property Listed By:	2% Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











