

# \$295,000 - 310, 1735 11 Avenue Sw, Calgary

MLS® #A2267654

**\$295,000**

2 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Enjoy the best of downtown living in this bright and spacious 2-bedroom, 2-bathroom condo featuring modern upgrades and an open layout filled with natural light. The main living area showcases laminate flooring and neutral tones, while the bedrooms offer cozy comfort with soft carpeting. The inviting living room opens to a large balcony—perfect for relaxing or entertaining—and flows seamlessly into a separate dining area. The generous primary bedroom includes a full ensuite with a jetted tub and plenty of closet space. A second bedroom, full bathroom, and large in-suite storage room complete this well-designed home.

Additional features include secure FOB key access throughout the building and parkade, plus an assigned underground parking stall for added convenience. The pet-friendly WESTPORT building is ideally located close to parks, walking paths, a playground, and the LRT. Recent updates include a new asphalt shingle roof completed in 2024. Experience the perfect blend of urban lifestyle and peaceful surroundings in this ideal downtown retreat!



Built in 1982

## Essential Information

MLS® # A2267654

Price \$295,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 876               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 310, 1735 11 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C2S9                 |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | None                        |
| Parking Spaces | 1                           |
| Parking        | Parkade, Stall, Underground |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage             |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating           | Hot Water                                            |
| Cooling           | None                                                 |
| # of Stories      | 4                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Wood Frame, Metal Siding |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 10                 |
| Zoning         | M-H1               |

**Listing Details**

Listing Office                      CIR Realty

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