

# \$305,000 - 2, 1516 11 Avenue Sw, Calgary

MLS® #A2224514

**\$305,000**

2 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.00 Acres

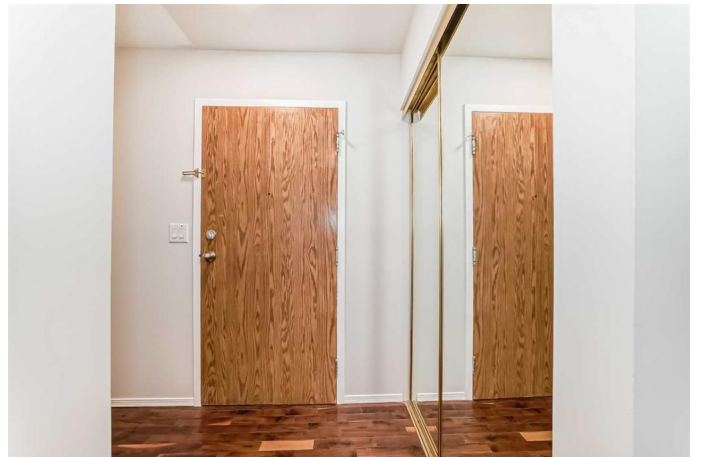
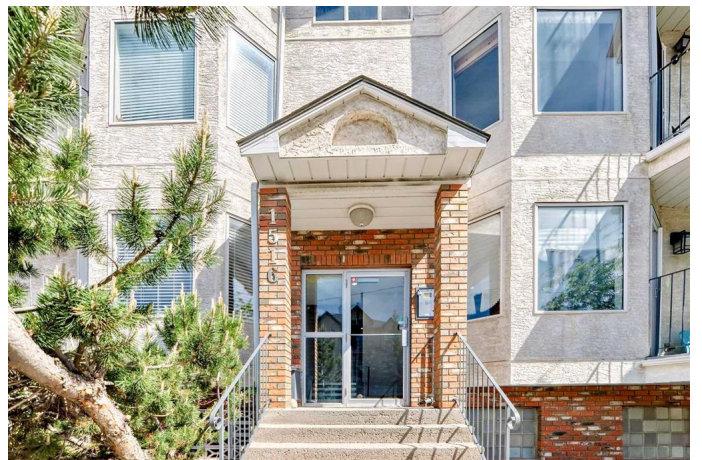
Sunalta, Calgary, Alberta

Discover this beautifully UPGRADED and bright 2-bedroom, 2-bathroom CORNER UNIT in one of Sunalta's most charming boutique buildings—only 9 units total! With nearly 970 sqft of refined living space, this well-maintained condo offers the perfect blend of style, comfort, and convenience.

Step inside to find HARDWOOD FLOORING in the living and dining areas, oversized BAY WINDOWS, and a cozy corner gas FIREPLACE. The open-concept layout flows effortlessly into the dining and kitchen areas, where you'll enjoy QUARTZ COUNTERTOP, ample cabinetry, and updated lighting. The primary bedroom easily fits a king-sized bed and features a SPA-INSPIRED ENSUITE with a JACUZZI TUB, all with upgraded quartz and fixtures. The second full bathroom has also been RENOVATED with matching finishes.

Additional features include the UPGRADED IN-SUITE LAUNDRY with BRAND NEW SAMSUNG WASHER, a PRIVATE south-facing BALCONY, SECURED UNDERGROUND PARKING, and an assigned STORAGE LOCKER. With only one shared wall and no unit below, you'll enjoy privacy in a quiet, low-rise building.

Situated just steps from the Sunalta C-Train station, walking/bike paths, restaurants, and 17th Avenue, this is an unbeatable location!



Don't miss out, this one is a rare find!

Built in 1994

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224514          |
| Price          | \$305,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 967               |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2, 1516 11 Avenue Sw |
| Subdivision | Sunalta              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3C0M9               |

**Amenities**

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Laundry, Parking, Visitor Parking        |
| Parking Spaces | 1                                        |
| Parking        | Assigned, Off Street, Stall, Underground |

**Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows   |
| Appliances        | Dishwasher, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings, Dryer |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |

|                 |     |
|-----------------|-----|
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 3   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Brick, Stucco, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 109            |
| Zoning         | M-H1           |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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