

# \$305,000 - 101, 1516 11 Avenue Sw, Calgary

MLS® #A2224514

**\$305,000**

2 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.00 Acres

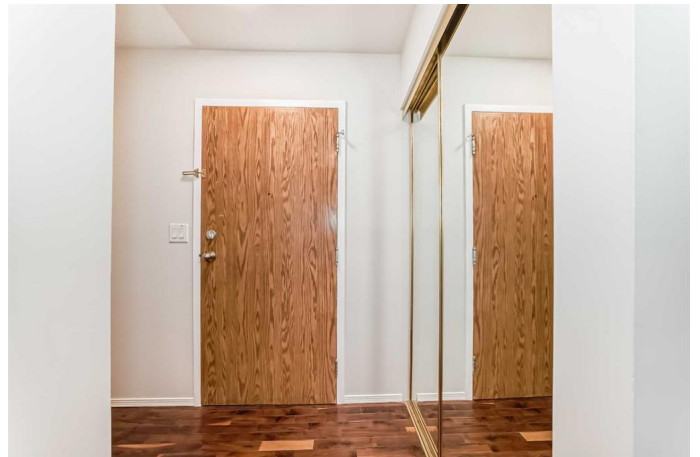
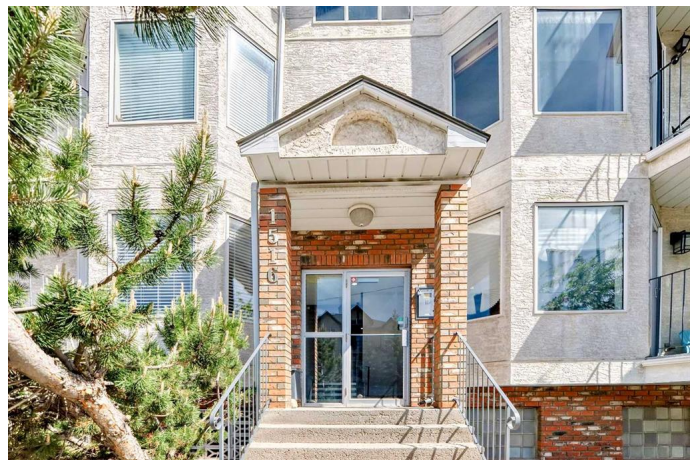
Sunalta, Calgary, Alberta

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!



Donâ€™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	101, 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	Off Street, Stall, Underground, Assigned

**Interior**

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Garburator
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	98
Zoning	M-H1

## Listing Details

Listing Office	2% Realty
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