

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

MLS® #A2224514

**\$305,000**

2 Bedroom, 2.00 Bathroom, 967 sqft  
Residential on 0.00 Acres

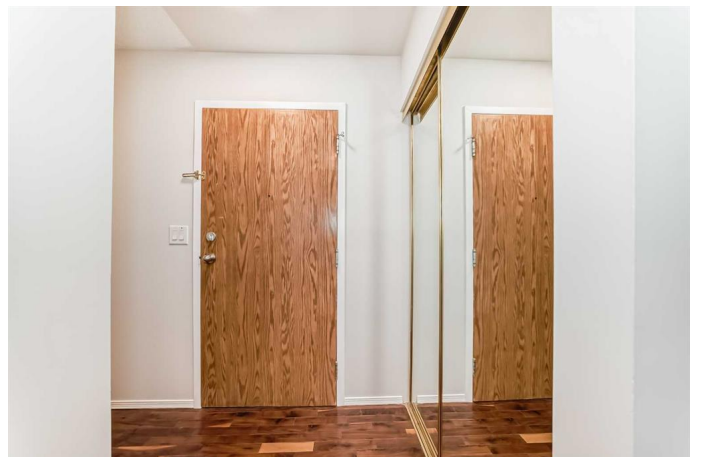
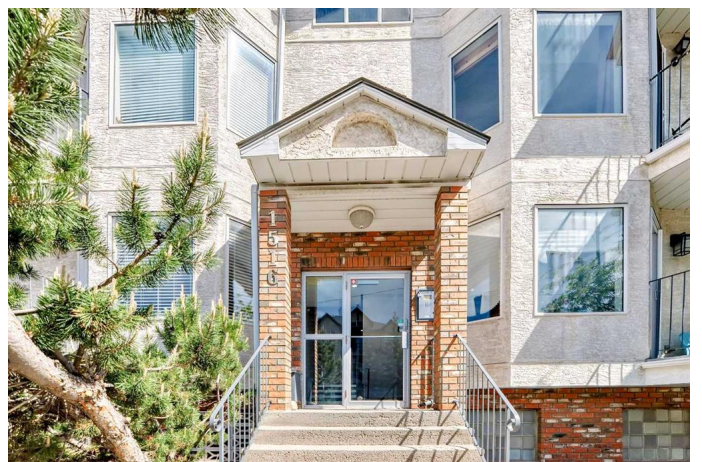
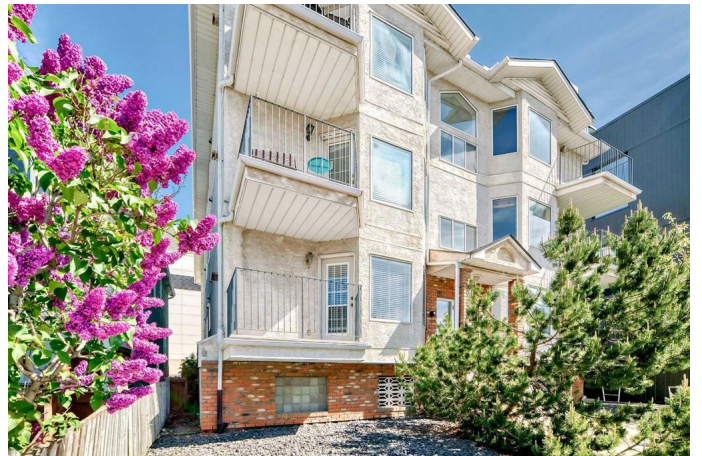
Sunalta, Calgary, Alberta

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!



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	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	90
Zoning	M-H1

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.