

# \$340,000 - 101, 1516 11 Avenue Sw, Calgary

MLS® #A2224514

## \$340,000

2 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

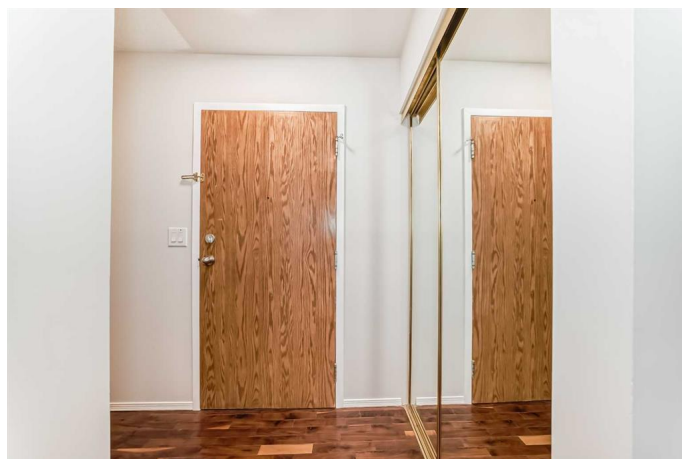
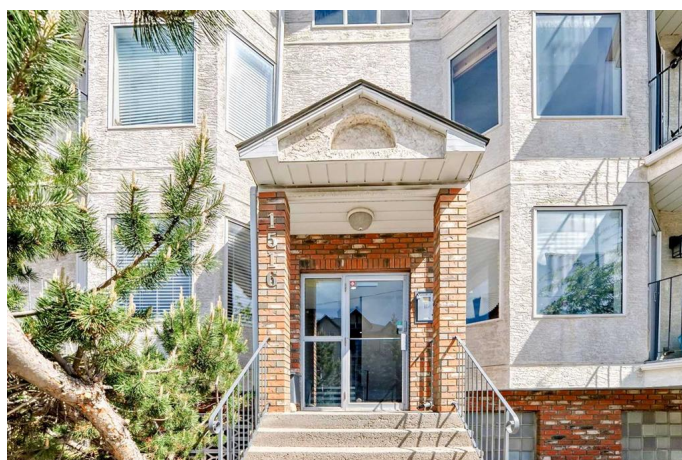
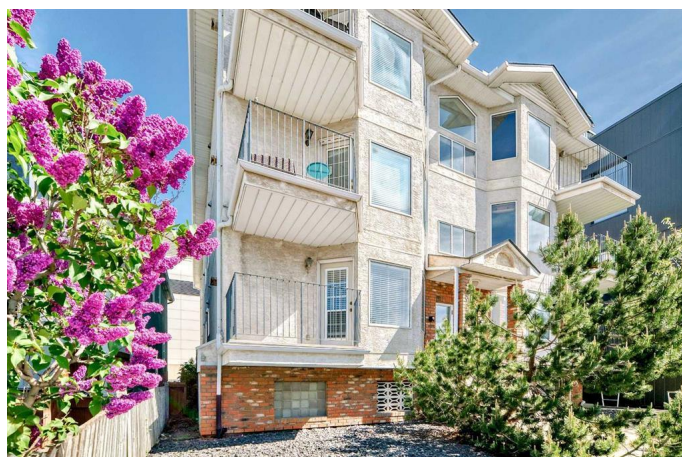
Fantastic opportunity for a first time home buyer or investor! A very well maintained, inviting, 2-bedroom condo in the desirable community of Sunalta. A formal entrance leads to the open concept living space finished with hardwood flooring and oversized windows bringing in loads of natural light. The spacious living room features a corner gas fireplace, and a door that leads to the south facing balcony. Step into the well appointed kitchen with quartz countertops, sleek white appliances, lots of cupboard space and upgraded lighting. Down the hall you will find the ensuite laundry, a 4-pc bathroom with new quartz countertops, faucets and lighting. You will also find the 2- bedrooms, including the large primary bedroom that easily accommodates a king size bed and a spa-like ensuite bathroom, also with quartz countertops and a jacuzzi tub. This unit comes with an assigned underground parking stall and a storage locker. Steps away from the Sunalta C-Train station, bus stops, restaurants, grocery stores and the amenities of 17 Avenue. Donâ€™t miss this opportunity and call for your viewing today!

Built in 1994

## Essential Information

MLS® # A2224514

Price \$340,000



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	Parking, Visitor Parking, Laundry
Parking Spaces	1
Parking	Off Street, Stall, Underground, Assigned

### Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
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	31
Zoning	M-H1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.