



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2, 1516 11 Avenue SW
Calgary, Alberta

MLS # A2224514



\$305,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows		
Inclusions:	None		

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!