



GRASSROOTS
REALTY GROUP

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

312, 1528 11 Avenue SW
Calgary, Alberta

MLS # A2251901



\$249,500

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 537
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

Welcome to this fantastic top-floor corner unit in the heart of Sunalta! Offering 2 spacious bedrooms & a bright, open layout, this home is ideal for entertaining or enjoying the best of inner-city living. The island kitchen provides plenty of counter space, an updated backsplash, & excellent storage, while the generous living room is anchored by a charming corner wood-burning fireplace & access to an oversized balcony with downtown views—perfect for relaxing or hosting guests. The adjoining dining area easily accommodates dinner parties or casual meals with friends & family. Two well-proportioned bedrooms, in-suite laundry, & a full bathroom add to the comfort & functionality. This unit also includes the convenience of heated underground parking & a separate storage locker. Updates include: new washer, dryer & dishwasher, new bathroom flooring (subfloor & tile), new windows & Poly B removed from building. All of this in a prime walkable location—steps to the LRT, shops, caf  s, & even an easy stroll to work downtown! Welcome home!