



201, 1515 11 Avenue SW
Calgary, Alberta

MLS # A2293487



\$309,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	898 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo offering the perfect blend of comfort, convenience, and vibrant inner-city living. Located in the sought-after community of Sunalta, this bright and inviting home features an open-concept layout designed for both everyday living and entertaining. Large windows fill the living and dining areas with abundant natural light, while the spacious modern kitchen with a large island and ample cabinetry provides the perfect space for cooking and gathering with friends and family. The primary bedroom retreat includes a walk-in closet and private ensuite bathroom, offering comfort and privacy. The second bedroom and full bathroom are perfect for guests, roommates, or a home office. Additional highlights include in-suite laundry, convenient storage, and a private balcony to enjoy fresh air and city views. Enjoy an unbeatable location just minutes from downtown Calgary, with Sunalta LRT station nearby for easy commuting. You are also close to the Bow River and Calgary's extensive river pathway system, perfect for walking, running, and cycling. Spend weekends exploring nearby Kensington, local parks, and vibrant dining along 14th Street and 17th Avenue, including favourites such as Ryuko Japanese Kitchen + Bar, Acme Pizza Co., and Two House Brewing Taproom + Pizza. Sunalta is one of Calgary's emerging inner-city neighbourhoods, offering a strong sense of community and Top rated schools including Sunalta Elementary School and Western Canada High School (IB program). Whether you're a first-time buyer, investor, or looking for convenient inner-city living, this home offers exceptional value in a prime location. Book your private showing today and discover this Sunalta gem!