

# \$298,000 - 9, 1516 11 Avenue Sw, Calgary

MLS® #A2214330

**\$298,000**

2 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Don't miss this incredible top-floor unit in the heart of Sunalta, featuring 2 spacious bedrooms and 2 full bathrooms with brand new upgrades. This freshly updated home boasts beautiful OAK HARDWOOD floors throughout, along with BRAND NEW vinyl flooring and a completely new shower/tub in the master ensuite—plus new bathroom fixtures that add a modern touch. The spacious living room opens up to a massive patio, perfect for entertaining or relaxing outdoors, and centers on a NATURAL GAS fireplace with a stunning stone surround and mantle. The large dining room is perfect for family meals and gatherings. The kitchen features ample oak cabinets and a tasteful tile backsplash, delivering both style and functionality. The master bedroom is generously sized with a 4-piece ensuite, while the second bedroom is also large and comfortable. The main bathroom is a 4-piece with a tub/shower combo, tile surround, oak cabinets, and a new faucet.

Additional features include: underground parking, separate storage locker, extra in-unit storage, and fresh paint throughout. Located close to public transportation, LRT station, coffee shops, shopping, restaurants, bike and walking paths, and with effortless access to downtown, this unit offers unbeatable convenience—all for under \$300,000!

Built in 1994



## Essential Information

MLS® #	A2214330
Price	\$298,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	9, 1516 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0M9

## Amenities

Amenities	Laundry, Parking
Parking Spaces	1
Parking	Parking Pad, Stall

## Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	38
Zoning	M-H1

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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