

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

MLS® #A2214330

**\$298,000**

2 Bedroom, 2.00 Bathroom, 821 sqft

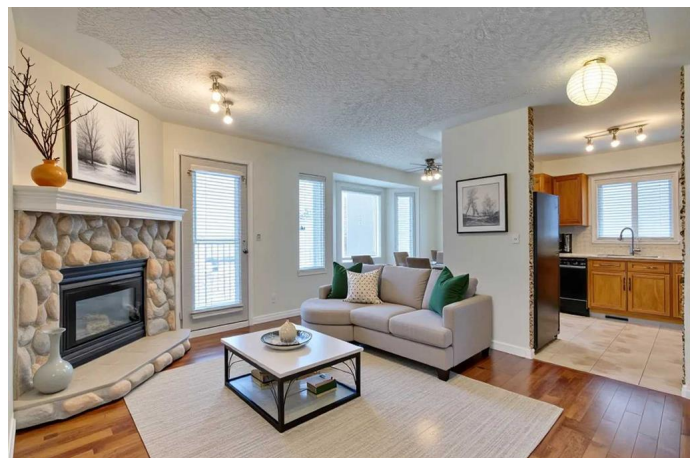
Residential on 0.00 Acres

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 | 8                |
| Zoning         | M-H1             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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