

2, 1516 11 Avenue SW  
Calgary, Alberta

MLS # A2285585



## \$289,000

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Electric Gate, Heated Garage, Insulated, Off Street, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 578
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** None

BOUTIQUE 9 UNIT BUILDING, EXTENSIVELY UPGRADED!!! \$289,000 BEST VALUE in Sunalta! Fully renovated, sun filled 2 bedroom, 2 bathroom CORNER unit with a SOUTH FACING living room. Nearly 970 sqft of stylish space featuring HARDWOOD floors, bay windows, and a cozy corner gas FIREPLACE. The list of UPGRADES include full paint throughout including cabinets and trim (2025), NEW kitchen QUARTZ counters, sink and faucet (2025), quartz bathroom counters (2025), updated lighting (2025), NEW BLINDS (2024), bedroom carpets (2020), and BRAND NEW Samsung washer (2023). KING SIZED primary retreat with spa inspired ENSUITE. Private balcony, UNDERGROUND PARKING and storage locker. Steps to C Train and 17 Ave.