

# \$339,000 - 102, 1516 11 Avenue Sw, Calgary

MLS® #A2201046

**\$339,000**

2 Bedroom, 2.00 Bathroom, 804 sqft  
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Hello, Gorgeous! Welcome to Sunalta Place in the vibrant downtown community of Sunalta! This 803 SQFT, 2-bedroom, 2-bath condo is just steps from the Sunalta LRT Station and a short walk to the Bow River Pathway, grocery shopping, and local restaurants and caf  s. Pride of ownership shines through as you enter this first-floor unit, featuring vinyl plank flooring, new vanities in both bathrooms, updated lighting, and a thoughtfully designed layout.

The dining room, accentuated by bay windows and a vibrant wallpapered feature wall, offers ample space for any size table. The kitchen boasts white cabinets, stainless steel appliances, and plenty of counter space for meal preparation. Cozy up in the living room, complete with a corner gas fireplace  perfect for those chilly winter days. In the summer, unwind on your large deck just off the living room.

The spacious primary bedroom includes additional bay windows, a walk-in closet, and an ensuite bath with a relaxing jacuzzi tub. The second bedroom is bright and airy, equipped with a window-mounted air conditioner for those hot summer days. The main 4-piece bath has been beautifully updated with modern lighting, a new vanity, and stylish floating shelves.

This unit comes with one assigned



underground parking stall as well as an additional storage locker. Sunalta is a vibrant neighborhood known for its rich history and community spirit. With easy access to public transit, beautiful parks, and a variety of local shops and dining options, it offers the perfect blend of urban living and charm. Don't miss your chance to call this lovely condo home in one of Calgary's most desirable areas!

Built in 1994

### Essential Information

MLS® #	A2201046
Price	\$339,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	804
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	102, 1516 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0M9

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Alley Access, Underground, Secured

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	3

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	22
Zoning	M-H1

## Listing Details

Listing Office	Royal LePage Benchmark
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