

\$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 | 16 |
| Zoning | M-H1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.