

106, 1528 11 Avenue SW
Calgary, Alberta

MLS # A2339840



\$249,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	809 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Track Lighting		

Inclusions: n/a

Welcome to Barcelona, where spacious living meets exceptional inner-city convenience! This unique 1 bed/1bath condo offers an impressive floor plan, a private 25.10' x 24.8' concrete patio, and an enviable location just minutes from downtown Calgary. Step inside to a spacious foyer that flows seamlessly into a generous dining area and bright, sun drenched living room, beautifully anchored by a corner stone surround wood burning fireplace creating the perfect setting for cozy evenings or entertaining friends. The well-appointed kitchen offers abundant cupboard and counter space, while the large primary bedroom provides plenty of room to relax and unwind. A full 4pc bathroom and convenient in-suite laundry complete the functional layout. One of the home's standout features is the expansive private concrete patio, thoughtfully designed for entertaining, outdoor dining, gardening, or simply enjoying your own private outdoor retreat. Parking is equally impressive, with a heated, secure parkade and an extra-long assigned parking stall offering valuable additional space for storage. A secure bicycle room is also available for the cycling enthusiast. The well managed building offers low condo fees and secure FOB access, providing both peace of mind and convenience. And the location is truly hard to beat! You're just a 1 minute walk to the bus stop and approximately 3 minutes to Sunalta LRT Station, making commuting a breeze. Enjoy an incredible selection of trendy restaurants, caf  s, shops, and everyday essentials, with Safeway, Co-op, and Community Natural Foods all within walking distance. The vibrant 17th Avenue district and downtown Calgary are just minutes away. Whether you're a first-time buyer, investor, professional, or simply looking for an exceptional inner-city lifestyle, this spacious condo offers the perfect blend of comfort, character,

outdoor living, and convenience. Don't miss your opportunity to make this exceptional Barcelona residence your new home!