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GRASSROOTS REALTY GROUP

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2, 1516 11 Avenue SW
Calgary, Alberta

MLS # A2356611

$265,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	962 sq.ft.	**Age:**	1994 (32 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 578
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-H1
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan		

Inclusions: N/A

EXCEPTIONAL VALUE IN SUNALTA! Welcome to this beautifully updated, SUN-FILLED 2 BEDROOM, 2 BATHROOM CORNER UNIT offering nearly 970 SQ. FT. of bright, comfortable living space! The spacious SOUTH-FACING LIVING ROOM features HARDWOOD FLOORS, charming BAY WINDOWS, and a cozy CORNER GAS FIREPLACE, creating a warm and inviting atmosphere. This MOVE-IN READY home boasts numerous upgrades, including NEW QUARTZ KITCHEN COUNTERTOPS, sink and faucet (2025), QUARTZ BATHROOM COUNTERTOPS (2025), fresh paint throughout including cabinets and trim (2025), updated lighting (2025), NEW BLINDS (2024), bedroom carpets (2020), and a NEW SAMSUNG WASHER (2023). The generous KING-SIZED PRIMARY BEDROOM features a PRIVATE ENSUITE, while the second bedroom offers flexibility for guests or a home office. Enjoy your PRIVATE BALCONY, UNDERGROUND PARKING, and SEPARATE STORAGE LOCKER. Ideally located just STEPS TO THE C-TRAIN and minutes from the vibrant shops, restaurants, and cafés along 17th Avenue, with easy access to downtown Calgary. Perfect for first-time buyers, professionals, downsizers, or investors. AN OUTSTANDING OPPORTUNITY TO OWN A SPACIOUS, BEAUTIFULLY UPDATED CORNER UNIT IN A PRIME INNER-CITY LOCATION! Book your private showing today!

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