



2, 1516 11 Avenue SW, Calgary, Alberta - \$305,000



Main Photo

Property Description

Discover this beautifully UPGRADED and bright 2-bedroom, 2-bathroom CORNER UNIT in one of Sunalta's most charming boutique buildings—only 9 units total! With nearly 970 sqft of refined living space, this well-maintained condo offers the perfect blend of style, comfort, and convenience.

Step inside to find HARDWOOD FLOORING in the living and dining areas, oversized BAY WINDOWS, and a cozy corner gas FIREPLACE. The open-concept layout flows effortlessly into the dining and kitchen areas, where you'll enjoy QUARTZ COUNTERTOP, ample cabinetry, and updated lighting. The primary bedroom easily fits a king-sized bed and features a SPA-INSPIRED ENSUITE with a JACUZZI TUB, all with upgraded quartz and fixtures. The second full bathroom has also been RENOVATED with matching finishes.

Additional features include the UPGRADED IN-SUITE LAUNDRY with BRAND NEW SAMSUNG WASHER, a



PRIVATE south-facing BALCONY, SECURED UNDERGROUND PARKING, and an assigned STORAGE LOCKER. With only one shared wall and no unit below, you'll enjoy privacy in a quiet, low-rise building.

Situated just steps from the Sunalta C-Train station, walking/bike paths, restaurants, and 17th Avenue, this is an unbeatable location! Don't miss out, this one is a rare find!

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