

**102, 1516 11 Avenue SW**  
**Calgary, Alberta**
**MLS # A2201046**

**\$339,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunalta                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 804 sq.ft.                         | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                |                   |        |
|--------------------|------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                | <b>Condo Fee:</b> | \$ 578 |
| <b>Basement:</b>   | -                                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                      | <b>Zoning:</b>    | M-H1   |
| <b>Foundation:</b> | Poured Concrete                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

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!