

9, 1516 11 Avenue SW
Calgary, Alberta

MLS # A2214330

\$298,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: shelving in living room

Don't miss this incredible top-floor unit in the heart of Sunalta, featuring 2 spacious bedrooms and 2 full bathrooms with brand new upgrades. This freshly updated home boasts beautiful OAK HARDWOOD floors throughout, along with BRAND NEW vinyl flooring and a completely new shower/tub in the master ensuite—plus new bathroom fixtures that add a modern touch. The spacious living room opens up to a massive patio, perfect for entertaining or relaxing outdoors, and centers on a NATURAL GAS fireplace with a stunning stone surround and mantle. The large dining room is perfect for family meals and gatherings. The kitchen features ample oak cabinets and a tasteful tile backsplash, delivering both style and functionality. The master bedroom is generously sized with a 4-piece ensuite, while the second bedroom is also large and comfortable. The main bathroom is a 4-piece with a tub/shower combo, tile surround, oak cabinets, and a new faucet. Additional features include: underground parking, separate storage locker, extra in-unit storage, and fresh paint throughout. Located close to public transportation, LRT station, coffee shops, shopping, restaurants, bike and walking paths, and with effortless access to downtown, this unit offers unbeatable convenience—all for under \$300,000!