



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 1516 11 Avenue SW
Calgary, Alberta

MLS # A2326642



\$278,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Heated Garage, Insulated, Off Street, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		

Inclusions: NA

BOUTIQUE 9 UNIT BUILDING, EXTENSIVELY UPGRADED!!! BEST VALUE in Sunalta! Fully renovated, sun filled 2 bedroom, 2 bathroom CORNER unit with a SOUTH FACING living room. Nearly 970 sqft of stylish space featuring HARDWOOD floors, bay windows, and a cozy corner gas FIREPLACE. The list of UPGRADES include full paint throughout including cabinets and trim (2025), NEW kitchen QUARTZ counters, sink and faucet (2025), quartz bathroom counters (2025), updated lighting (2025), NEW BLINDS (2024), bedroom carpets (2020), and BRAND NEW Samsung washer (2023). KING SIZED primary retreat with spa inspired ENSUITE. Private balcony, UNDERGROUND PARKING and storage locker. Steps to C Train and 17 Ave.