

# \$249,500 - 312, 1528 11 Avenue Sw, Calgary

MLS® #A2251901

**\$249,500**

2 Bedroom, 1.00 Bathroom, 887 sqft

Single Family on 0.00 Acres

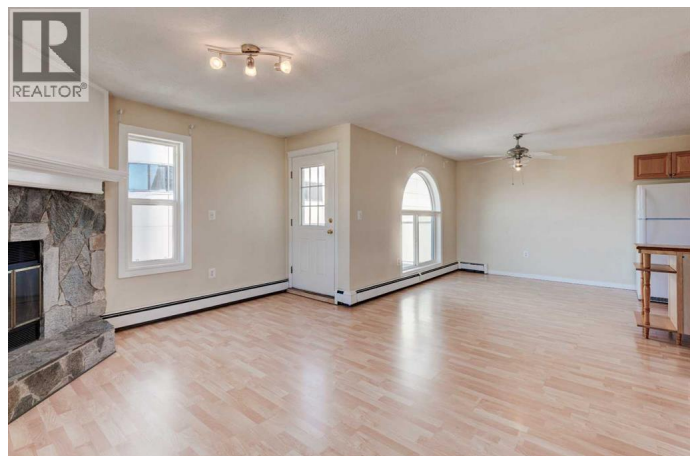
Sunalta, Calgary, Alberta

Welcome to this fantastic top-floor corner unit in the heart of Sunalta! Offering 2 spacious bedrooms & a bright, open layout, this home is ideal for entertaining or enjoying the best of inner-city living. The island kitchen provides plenty of counter space, an updated backsplash, & excellent storage, while the generous living room is anchored by a charming corner wood-burning fireplace & access to an oversized balcony with downtown views—perfect for relaxing or hosting guests. The adjoining dining area easily accommodates dinner parties or casual meals with friends & family. Two well-proportioned bedrooms, in-suite laundry, & a full bathroom add to the comfort & functionality. This unit also includes the convenience of heated underground parking. Updates include: new washer, dryer & dishwasher, new bathroom flooring (subfloor & tile), new windows & Poly B removed from building. All of this in a prime walkable location—steps to the LRT, shops, caf  s, & even an easy stroll to work downtown! Welcome home! (id:6289)

Built in 1982

## Essential Information

Listing #	A2251901
Price	\$249,500
Bedrooms	2
Bathrooms	1.00



Square Footage	887
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	312, 1528 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
Province	Alberta
Postal Code	T3C0M9

### Amenities

Amenities	Schools, Shopping
Features	Parking
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Garage door opener
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

### Exterior

Exterior	Vinyl siding
Construction	Wood frame

### Listing Details

Listing Office	RE/MAX First
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