

**101, 1516 11 Avenue SW  
Calgary, Alberta**

**MLS # A2224514**



**\$340,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Off Street, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows		

**Inclusions:** None

Fantastic opportunity for a first time home buyer or investor! A very well maintained, inviting, 2-bedroom condo in the desirable community of Sunalta. A formal entrance leads to the open concept living space finished with hardwood flooring and oversized windows bringing in loads of natural light. The spacious living room features a corner gas fireplace, and a door that leads to the south facing balcony. Step into the well appointed kitchen with quartz countertops, sleek white appliances, lots of cupboard space and upgraded lighting. Down the hall you will find the ensuite laundry, a 4-pc bathroom with new quartz countertops, faucets and lighting. You will also find the 2-bedrooms, including the large primary bedroom that easily accommodates a king size bed and a spa-like ensuite bathroom, also with quartz countertops and a jacuzzi tub. This unit comes with an assigned underground parking stall and a storage locker. Steps away from the Sunalta C-Train station, bus stops, restaurants, grocery stores and the amenities of 17 Avenue. Don't miss this opportunity and call for your viewing today!