



THE
A-TEAM

**RE/MAX
FIRST**

1516 11 Avenue #102, Calgary T3C 0M9

MLS® #: **A2165055**

Area: **Sunalta**

Listing Date: **09/28/24**

List Price: **\$344,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 11-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1994**

Finished Floor Area

Abv Sqft: **803**
Low Sqft:
Ttl Sqft: **803**

DOM

55
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Alley Access,Secured,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Jetted Tub,Laminate Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 7`7"
Bedroom	Main	10`0" x 11`1"
Kitchen	Main	8`5" x 8`11"
Bedroom - Primary	Main	14`1" x 11`1"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`3" x 7`8"
Dining Room	Main	8`8" x 9`6"
Living Room	Main	15`0" x 12`2"
Furnace/Utility Room	Main	4`3" x 4`7"

Legal/Tax/Financial

Condo Fee:
\$547

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-H1**

Legal Desc:

9410970

Remarks

Pub Rmks:

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 cafés. 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!

Inclusions:

None

Property Listed By:

Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







