2 1516 11 Avenue SW

Calgary | Active | MLS® A2356611

$265,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1994**	**962 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

OPEN HOUSE ON SATURDAY NOV 21 FROM 2:00 PM TO 4:00PM. ~~~~~~EXCEPTIONAL VALUE IN SUNALTA! Welcome to this beautifully updated, SUN-FILLED 2 BEDROOM, 2 BATHROOM CORNER UNIT offering nearly 970 SQ. FT. of bright, comfortable living space! The spacious SOUTH-FACING LIVING ROOM features HARDWOOD FLOORS, charming BAY WINDOWS, and a cozy CORNER GAS FIREPLACE, creating a warm and inviting atmosphere. This MOVE-IN READY home boasts numerous upgrades, including NEW QUARTZ KITCHEN COUNTERTOPS, sink and faucet (2025), QUARTZ BATHROOM COUNTERTOPS (2025), fresh paint throughout including cabinets and trim (2025), updated lighting (2025), NEW BLINDS (2024), bedroom carpets (2020), and a NEW SAMSUNG WASHER (2023). The generous KING-SIZED PRIMARY BEDROOM features a PRIVATE ENSUITE, while the second bedroom offers flexibility for guests or a home office. Enjoy your PRIVATE BALCONY, UNDERGROUND PARKING, and SEPARATE STORAGE LOCKER. Ideally located just STEPS TO THE C-TRAIN and minutes from the vibrant shops, restaurants, and cafés along 17th Avenue, with easy access to downtown Calgary. Perfect for first-time buyers, professionals, downsizers, or investors. AN OUTSTANDING OPPORTUNITY TO OWN A SPACIOUS, BEAUTIFULLY UPDATED CORNER UNIT IN A PRIME INNER-CITY LOCATION! Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356611
Bedrooms	2
Bathrooms	2
Year Built	1994
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	962 sq. ft.

Condo Fee:	$578.38
Condo Fee Includes:	Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	South
Unit Exposure:	Southwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1994 (Age: 32)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9410970
Heating:	Fireplace(s), Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1

Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Heated Garage, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Sunalta Place
Community:	Sunalta
Amenities:	Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 15'8" × 10'10" ·
Main Floor	Dinette · 15'8" × 7'9" ·
Main Floor	Kitchen · 13'5" × 9' ·
Main Floor	Bedroom · 14'3" × 10'1" ·
Main Floor	Foyer · 26'4" × 4'5" ·
Main Floor	Laundry · 4'11" × 3' ·
Main Floor	Furnace/Utility Room · 6'7" × 3'11" ·
Main Floor	Bedroom - Primary · 17'10" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-H1
Listed Date:	Nov 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-1516-11-avenue-sw-calgary-a2356611/

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