

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

MLS® #A2251901

**\$249,500**

2 Bedroom, 1.00 Bathroom, 887 sqft

Residential 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!

Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2251901  |
| Price     | \$249,500 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 887               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 312, 1528 11 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0M9                |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Secured Parking      |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Laminate Counters                                                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Electric Stove |
| Heating           | Baseboard                                                                              |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Wood Burning                                                                           |
| # of Stories      | 3                                                                                      |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 27th, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 55   |
| Zoning         | M-H1 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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