

# \$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
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Days on Market	46
Zoning	M-H1

## **Listing Details**

Listing Office	RE/MAX First
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