

\$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 & a separate storage locker. 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	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
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	2
Zoning	M-H1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.