

# \$212,500 - 108, 1528 11 Avenue Sw, Calgary

MLS® #A2236876

**\$212,500**

1 Bedroom, 1.00 Bathroom, 776 sqft

Residential on 0.00 Acres

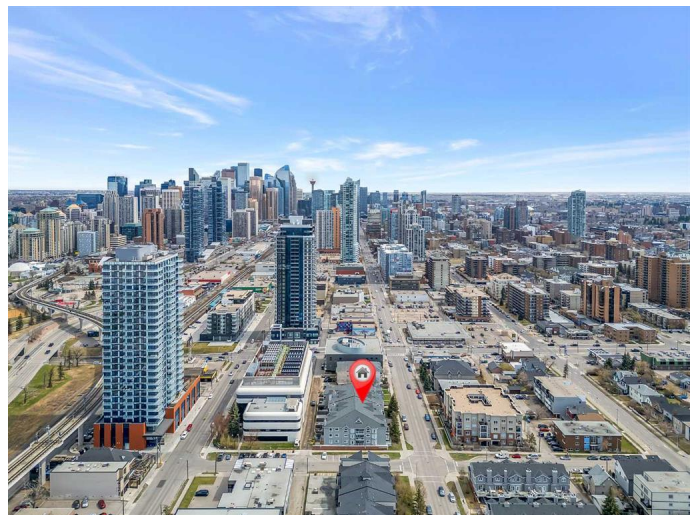
Sunalta, Calgary, Alberta

Welcome to Barcelona in Sunalta! This open plan suite offers a modern, flexible layout and massive 500+ sq ft private patio - perfect for those that enjoy the outdoors & entertaining. Beautiful laminate wood floors run throughout the space and are accented by stylish double French doors leading into the master bedroom. The spacious kitchen features maple cabinetry, and plenty of countertop space. Additional features include a 4-piece bathroom, in-suite laundry, a corner wood-burning stone fireplace & mantel, bike storage and a secured, underground parking stall. Within easy walking distance to restaurants, cafes, the Sunalta LRT station with easy access to downtown and only a half block to playgrounds & parks.

Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236876    |
| Price          | \$212,500   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 776         |
| Acres          | 0.00        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 108, 1528 11 Avenue Sw |
| Community   | Sunalta                |
| Condo       | Z-name Not Listed      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0M9                |

### Amenities

|                |              |
|----------------|--------------|
| Amenities      | Coin Laundry |
| Parking Spaces | 1            |
| Parking        | Underground  |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Storage               |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                              |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Wood Burning                                           |
| # of Stories      | 4                                                      |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Stucco, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 104            |
| Zoning         | M-H1           |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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.