



## 1528 11 Avenue Calgary Alberta

\$285,000

Meet "Sasha" - The spacious 2-bedroom, 1-bathroom corner unit located in The Barcelona, a well-managed building in the heart of Sunalta. Perfect for those wanting a central location, this condo offers the ideal blend of comfort and convenience. Step inside to discover updated flooring and a stylish kitchen featuring stainless steel appliances and an added pantry cabinet for extra storage. The living area is highlighted by a cozy wood-burning fireplace, perfect for relaxing evenings at home. One of the standout features of this unit is the massive PRIVATE PATIO, offering approximately 200 square feet of outdoor space—ideal for entertaining or unwinding after a long day. The building itself has seen numerous updates, including new windows, ensuring a comfortable and modern living experience. IN-SUITE LAUNDRY and storage add to the convenience, along with the included UNDERGROUND parking stall. Both bedrooms are generously sized, providing ample space for work or relaxation. Located just steps away from 17th Ave, the C-train station, and downtown, you'll have easy access to everything Calgary has to offer. Don't miss this opportunity - book your showing today! (id:6769)

4pc Bathroom 7.58 Ft x 5.00 Ft

Bedroom 10.25 Ft x 13.42 Ft

Dining room 9.50 Ft x 7.75 Ft

Kitchen 14.50 Ft x 11.83 Ft

Living room 13.08 Ft x 17.92 Ft

Primary Bedroom 18.58 Ft x 11.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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