

**1102, 1514 11 Street SW**  
**Calgary, Alberta**

**MLS # A2156903**



**\$349,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Corner Lot		

**Heating:** In Floor, Natural Gas, See Remarks

**Water:** -

**Floors:** Carpet, Laminate, Linoleum, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 707

**Basement:** -

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** CC-MHX

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Laminate Counters

**Inclusions:** Dishwasher, Dryer, Electric Range, Garage Controls, Microwave, Range Hood, Refrigerator, Washer, Window Coverings (Blinds)

Embrace the ultimate inner city lifestyle in this spacious and bright stacked townhome located within the urban Beltline landscape. This 2 bed 2 bath single-level unit is 1,057 sf with its own private entrance leading directly to the building exterior. The condo is in pristine condition, with notable features including a corner gas fireplace in the living room, infloor heating (included in condo fee), two bow windows with 1" Venetian blinds throughout, and a cozy breakfast bar in the kitchen. A large private balcony equipped with a BBQ gas line runs the entire width of the unit and overlooks Thomson Family Park, a beautiful year-round attraction for outdoor lovers. This property boasts an abundance of both space and natural light, with convenient in-suite laundry in the functional storage room. This is an incredible opportunity to own in the heart of the Uptown District, in a professionally managed building that includes secure and heated underground parking for residents. Situated amongst an array of trendy shops, cafes, restaurants and more, this location is perfect for those looking to be a part of the city's vibrant culture while still enjoying a variety of greenspaces and pathways.