

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

**MLS # A2177505**



**\$324,900**

<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		

<b>Heating:</b>	In Floor, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 707
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Laminate Counters		

**Inclusions:** Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer

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, caf&eacute;s, 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.