

\$389,900 - 1535 11 Street Sw, Calgary

MLS® #A2226067

\$389,900

2 Bedroom, 3.00 Bathroom, 1,195 sqft

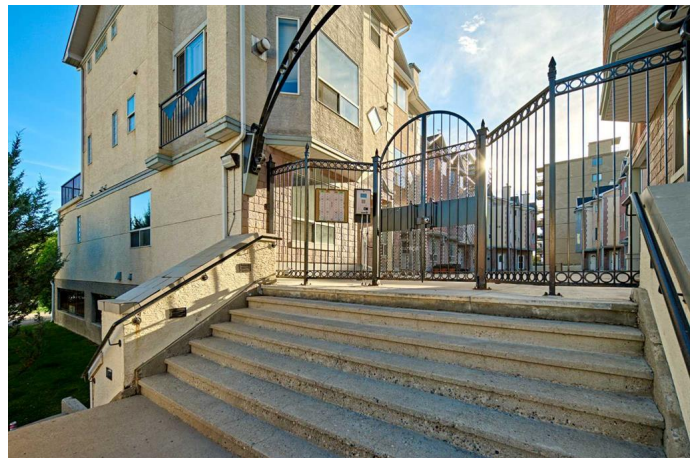
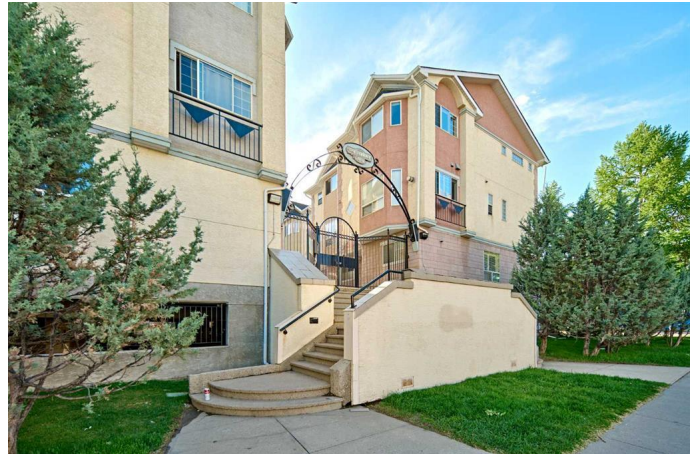
Residential on 0.00 Acres

Beltline, Calgary, Alberta

*** 1535 11th Street SW *** A stylish townhouse in a gated complex in desirable Beltline . The location of this unit is ideal with its sunny south balcony looking onto a park and playground . This immaculate townhouse has been upgraded extensively with brand new premium STC rating 74 vinyl floors , brand new carpet , brand new countertops in kitchen , brand new Moen faucets in all bathrooms , most richly painted walls throughout, new painting on most of baseboard . The fabulous kitchen offers lots of counter space and a sizeable nook for entertaining guests. The living room is highlighted by a bay window and a free standing gas fireplace. Upstairs there are 2 bedrooms both with it's own ensuites. Laundry is also conveniently located upstairs. Boiler has a new professional installed water feeding tank which allows the disconnection of city water supply. This will avoid the yearly inspection (\$150) for back flow. Brand new hot water tank. This units also comes with a single, secured parking spot (#10) under the building. Hundreds of Shops and restaurants on 17AV just steps away and also an easy distance to downtown. Perfect property for your city center lifestyle , won't last , Call your agent today !

Built in 1996

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2226067 |
| Price | \$389,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,195 |
| Acres | 0.00 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1535 11 Street Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R1R3 |

Amenities

| | |
|----------------|-----------------------|
| Amenities | Parking, Snow Removal |
| Parking Spaces | 1 |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Basement | None |

Exterior

| | |
|-------------------|----------------------------------------------------------|
| Exterior Features | Lighting |
| Lot Description | Back Lane, Backs on to Park/Green Space, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 87 |
| Zoning | CC-MHX |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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