

# \$405,000 - 1535 11 Street Sw, Calgary

MLS® #A2226067

**\$405,000**

2 Bedroom, 3.00 Bathroom, 1,195 sqft

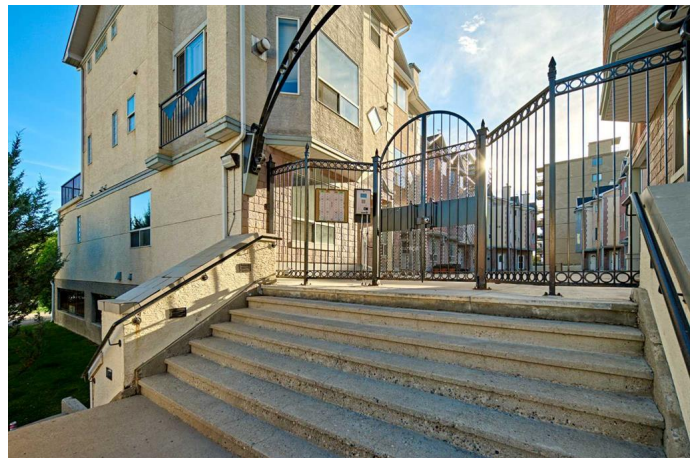
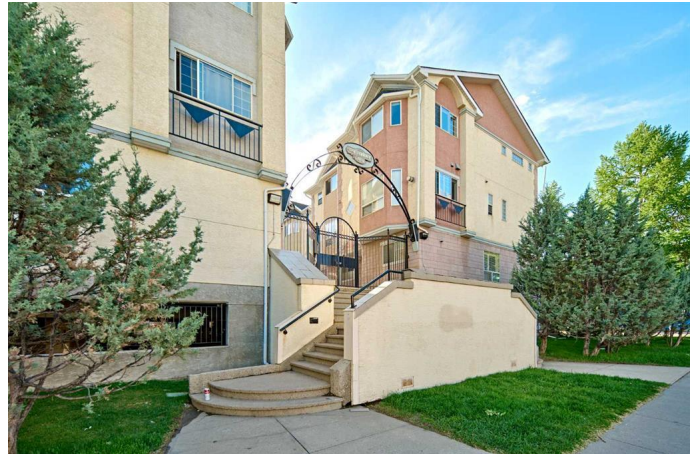
Residential on 0.00 Acres

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	\$405,000
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	10
Zoning	CC-MHX

### **Listing Details**

Listing Office	First Place Realty
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