1521 11 Street SW
Calgary, Alberta

MLS # A2161235

$299,900

Division:	Beltline
Type:	Residential/Five Plus
Style:	Stacked Townhouse
Size:	631 sq.ft.
Age:	1996 (28 yrs old)
Beds:	1
Baths:	1
Garage:	Assigned, Garage Door Opener, Gated, Parkade, Stall
Lot Size:	-
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Level

Heating:	Boiler, In Floor, Natural Gas		**Water:**	-
Floors:	Hardwood, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 354
Basement:	None		**LLD:**	-
Exterior:	Brick, Stucco		**Zoning:**	CC-MHX
Foundation:	Poured Concrete		**Utilities:**	-

Features: Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: Storage Bins in front of parking stall, Ikea wardrobe in bedroom, Desk in Closet

Welcome home to this unique apartment in the desirable Beltline location! This stacked townhouse offers a rare opportunity to enjoy inner-city vibes with a quieter feel compared to high-rise condominiums. The distinctive features of the front courtyard and backing onto green space and a park make this location ideal for inner-city living. This one-bedroom, one-bathroom apartment has beautiful oak hardwood floors and is completely move-in ready with a spacious open-concept kitchen and living area. The bedroom is generously sized and includes a large walk-in closet (currently utilized as an office) along with a southwest-facing balcony overlooking the park. With ample storage space and a newer stackable washer and dryer, this unit has everything you need. Plus, it's just steps away from numerous amazing cafes, restaurants, and bars. Don't miss out on this opportunity – call for a showing today!