

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

MLS® #A2226067

\$405,000

2 Bedroom, 3.00 Bathroom, 1,195 sqft

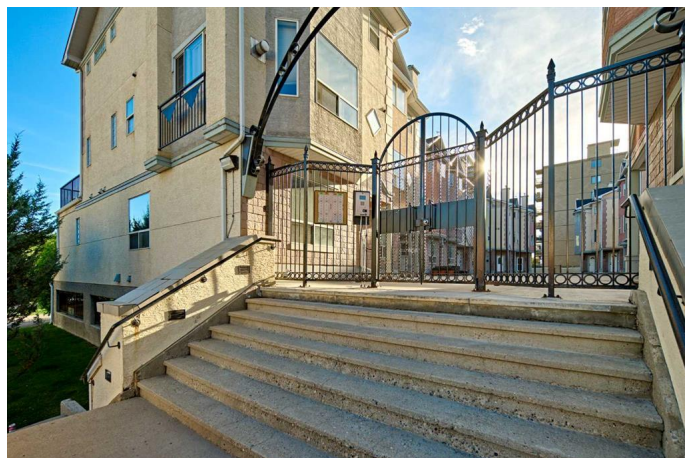
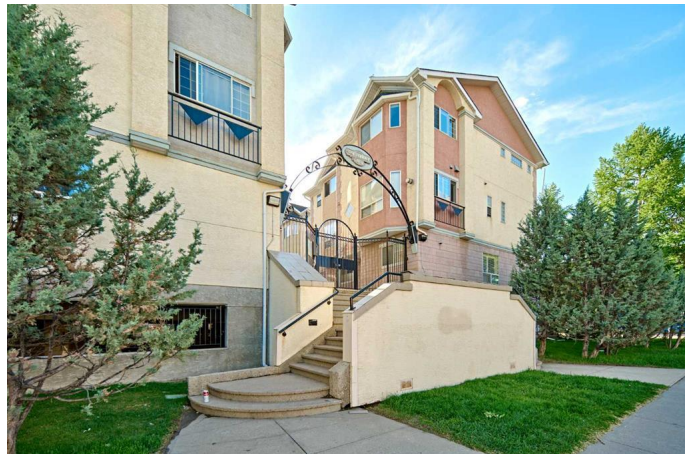
Residential on 0.00 Acres

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	18
Zoning	CC-MHX

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.