

1541 11 Street SW  
Calgary, Alberta

MLS # A2273244



## \$285,000

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	719 sq.ft.	Age:	1997 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Garden, Other		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

PET FRIENDLY, LARGE SQUARE FOOTAGE (718 sf) LOW CONDO FEES & UNDERGROUND PARKING!!! Welcome the Terrace! This bright and spacious one-bedroom, one-bathroom condo is perfect for professionals, first-time buyers, or those looking to downsize without compromise. Ideally located just steps from Calgary's vibrant 17th Avenue, you'll love the walkable lifestyle with trendy boutiques, top-rated restaurants, and cozy cafés right outside your door. Nestled in a secure gated complex, The Terrace offers underground parking and a beautifully landscaped central courtyard, an ideal spot to enjoy your morning coffee or connect with neighbors. Inside, pride of ownership shines throughout. The open-concept kitchen features crisp white cabinetry and abundant storage, while the convenience of in-suite laundry adds to everyday ease. The generously sized bedroom boasts a large walk-in closet and sliding patio doors leading to a private balcony offering views of the park with a sunny South exposure. Pet owners will appreciate the nearby off-leash dog park just one block away at 14th Ave & 11th St, perfect for furry friends and active lifestyles alike. Don't miss your chance to live in one of Calgary's most sought-after urban communities. Book your private showing today! (photos are virtually staged)