

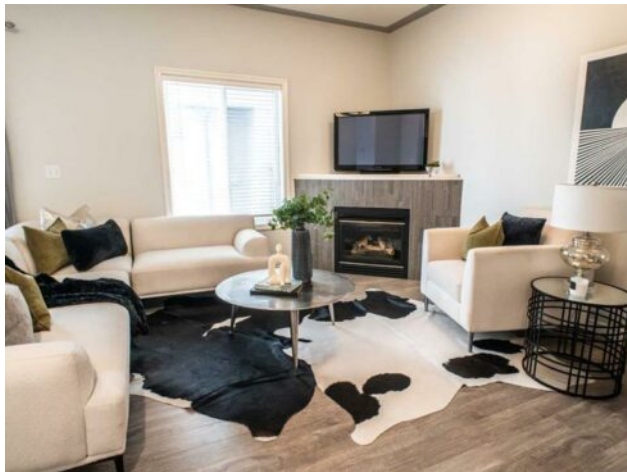


GRASSROOTS
REALTY GROUP

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2104, 1514 11 Street SW
Calgary, Alberta

MLS # A2226795



\$344,900

Division:	Beltline		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,045 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Paved, Private, Street Lighting		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 738
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Walk-In Closet(s)		

Inclusions: None

Welcome to #2104, 1514 11 St SW! Experience exceptional urban living in this stunning 2-bedroom, 2-bathroom home featuring a prime location in the heart of the Beltline. Enjoy the private entryway into the two-story layout featuring an open-concept design with soaring 9-foot ceilings and upgraded premium finishings throughout. The main level is bright & spacious with kitchen, dining, and living space with a corner gas fireplace — perfect for everyday living & entertaining. Patio doors lead from the living space to the deck overlooking the courtyard. The bright white kitchen has been updated throughout with sleek stainless steel appliances, tile backsplash, and new countertops. A 2-piece bathroom completes the main level. Upstairs, you will find the large primary suite with a walk-in closet, along with a generously sized secondary bedroom ideal for guests or a home office. The 3-piece main bath has been renovated with stunning tilework and an oversized walk-in shower with a built-in corner bench. Convenient upper-level laundry/storage completes the upper level. Walk out your door to explore Calgary's best restaurants and shopping, or cross the street to beautiful Thomson Park. Easy access throughout the city by transit, bike, car, or foot! This truly is urban living at its finest! Book your viewing today!