



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1541 11 Street SW**  
**Calgary, Alberta**

**MLS # A2243347**



**\$295,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 368
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** n/a

Welcome the Terrace! This bright and spacious (over 700 Sqr ft!) 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!