



GRASSROOTS
REALTY GROUP

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1207, 1514 11 Street SW
Calgary, Alberta

MLS # A2259413



\$420,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,318 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, In Floor, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Features: No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 933

LLD: -

Zoning: DC

Utilities: -

Inclusions: shelving in Laundry room

Welcome to 1207, 1320 sq/ft multi-level apartment nestled in the heart of the vibrant Beltline district. The open-concept main floor boasts soaring ceilings and expansive windows that create an airy and inviting atmosphere. The main floor kitchen has been completely renovated, new cabinets, countertops, stainless-steel appliances make cooking a pleasure while the balcony is great for barbecuing. Natural light fills this corner unit year-round, while a charming corner fireplace make it the perfect retreat during Calgary's winter months. The upper bonus room offers a flexible bonus space that opens onto a second balcony. The lower-level houses two bedrooms, two full bathrooms, and a convenient laundry/storage room. The primary bedroom has a walk-through closet and ensuite bathroom and the extra windows provide a lovely cross breeze. This unit also comes with the rare luxury of having TWO (one titled, one assigned) heated underground parking spots. Storage is located in the front of your parking stall. Don't wait, this unique condo will not last long.