



GRASSROOTS
REALTY GROUP

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1541 11 Street SW
Calgary, Alberta

MLS # A2260910



\$289,000

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

Heating:	Forced Air	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

Welcome to spacious, low condo fees and pet friendly! Presenting The Terrace, a bright and stylish one bedroom condo that blends comfort, convenience, and unbeatable value. With over 718 sq. ft. of living space, low condo fees, and a pet-friendly policy, this home is ideal for professionals, first-time buyers, or anyone downsizing without compromise. Step outside this home and immerse yourself in the vibrant energy of Calgary's 17th Avenue, with its boutique shops, acclaimed restaurants, and cozy cafés just minutes from your door. Back at home, you can enjoy the peace of mind of a secure gated complex with underground parking and a beautifully landscaped courtyard which is an inviting spot to relax and connect with neighbours. Inside you'll find pride of ownership is on full display. The spacious living room offers a comfort to unwind leading to an open concept kitchen featuring crisp white cabinetry, ample storage and a functional dining area fit for small family gatherings. The in-suite laundry ensures everyday convenience situated inside your unit. The spacious bedroom features a walk-in closet and direct access to your private balcony, where you'll love soaking up the sunny south exposure and enjoy park views. For pet lovers, a popular off-leash dog park is just one block away, ideal for furry companions and active lifestyles alike. Opportunities like this don't last in one of Calgary's most sought after urban communities. Schedule your private showing today and see why The Terrace is the perfect place to call home. *(Photos are virtually staged.)