



GRASSROOTS
REALTY GROUP

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1523 11 Street SW
Calgary, Alberta

MLS # A2269304



\$359,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Assigned, Covered, Parkade, Secured		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Views		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 697
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Step into spacious inner city living with this exceptional townhouse at "The Terrace," a secure, gated complex ideally situated steps from 17th ave and overlooking Thomson Family Park. As you enter, the dedicated main level entry leads you up to the well thought out central living space. The generous living room overlooks the complex's courtyard and flows seamlessly into the dining and kitchen area, which is perfectly positioned to capture views of the park. The large kitchen highlights upgraded stone countertops, stainless steel appliances, and ample cabinet space and corner pantry. Patio doors lead directly from the dining room to one of the larger private balconies in the complex offering a south facing, sun drenched space for relaxing and entertaining. The upper level boasts the always desirable double primary floor plan each featuring walk in closets and updated ensuites, perfect for roommates or families alike! Completing the upper floor is the dedicated laundry room, just down the hall. This home also highlights 2 secure parking stalls making sure that your never stuck looking for street parking! With Good Earth Cafe at your door step, green spaces off your balcony, and a dog park a block away this location is truly one of a kind and is incredibly walkable to all of the amenities of 17th ave and the downtown core. Call today for your private viewing!