1106, 1514 11 Street SW
Calgary, Alberta

MLS # A2273833

$314,900

Division:	Beltline
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Multi Level Unit

Size:	1,046 sq.ft.	**Age:**	1999 (26 yrs old)
Beds:	2	**Baths:**	1 full / 1 half

Garage:	Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor, See Remarks	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 740
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	CC-MHX
Foundation:	-	**Utilities:**	-
Features:	High Ceilings		

Inclusions:	n/a

Discover a standout opportunity in the Beltline—a true two-storey, two-bedroom condo, rarely available at this price point and offering substantially more square footage than most properties in the area. Enjoy the walkable lifestyle of this vibrant neighbourhood—steps to restaurants, cafés, shops, parks, and downtown—paired with the privacy and security of a gated, townhouse-style setting. A spacious front entry leads into an open-concept main floor with hardwood throughout, a cozy fireplace, an upgraded kitchen with stainless steel appliances, a dedicated dining area, and a large covered outdoor patio perfect for year-round enjoyment. A convenient main-floor powder room adds extra functionality. Upstairs features two generous bedrooms, including a primary suite with a huge walk-in closet, along with a beautifully updated full bathroom and upper-level in-suite laundry. Additional comforts include efficient in-floor heating. Condo fees remain very reasonable and include heat, water, and maintenance. Your private entrance from the immaculately maintained gated courtyard means no elevators, no long hallways, and enhanced safety. Heated underground parking, storage, and permit street parking for visitors are all included. This quiet, well-managed complex delivers unmatched value with its rare two-level layout and extra living space. A must-see for buyers seeking more room, privacy, and lifestyle in the Beltline.