



**GRASSROOTS**  
REALTY GROUP

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**1533 11 Street SW**  
**Calgary, Alberta**

**MLS # A2282269**



**\$334,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Electric Gate, Stall, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Many Trees, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 644
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

<b>Inclusions:</b>	Wardrobe in Primary, BBQ, Patio Furniture, Light Fixtures, Window Coverings.
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Welcome to urban living at its finest in the heart of Calgary’s Beltline. Tucked behind a secure, landscaped courtyard and backing directly onto a park, this beautifully updated 2-bedroom, 2-bath bungalow-style townhome offers privacy, comfort, and exceptional walkability. Inside, the bright open-concept layout is drenched in natural light and features hardwood flooring, 9’ ceilings, and a cozy gas fireplace—ideal for everyday living and entertaining. The kitchen has been refreshed with quartz countertops, a new sink and faucet, painted cabinetry (2023), a new stove (2024), and a brand-new refrigerator (2025). The spacious primary bedroom includes a private ensuite, while the second bedroom—perfect as a guest room, home office, or den—offers its own separate entrance. In-suite laundry, in-floor heating, and a single-level floor plan add everyday ease. Step outside to the south-facing 36’ patio, where the home is bathed in sunshine throughout the day, with park views, blooming lilacs in the spring, and beautiful sunsets in the evening. Just steps from 17th Avenue SW, with cafés, restaurants, and shops at your doorstep, this home blends inner-city energy with green-space tranquility. Assigned covered, tandem parking for two, pet-friendly living (with restrictions), and a well-managed complex complete this Beltline gem.