



1507 11 Street SW
Calgary, Alberta

MLS # A2291322



\$334,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 739
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Air conditioners - 2. Smart Home hardware.

1507 11 St. Rare 2 storey condo in the Beltline. Great location so walk anywhere! Very friendly kitchen footprint with big island and dining area. Bright south facing living room with gas fireplace. Handy 2 piece powder located between kitchen and living room. Mechanical area on same level containing the washer and dryer, freezer, built-in vacuum system and storage. Upstairs are 2 large bedrooms both with a 4 piece ensuite. All the appliances are very new and high end so solid there. A nice little unit without the extensive expenses of a parkade and elevators to maintain. Gated complex for enhanced privacy. 2 Portable A/C units and Smart Home equipment included. Easy to show with quick possession.