



THE
A-TEAM

**RE/MAX
FIRST**

1514 11 Street #1102, Calgary T2R 1G9

MLS® #: **A2177505**

Area: **Beltline**

Listing Date: **11/04/24**

List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **1,057**

Low Sqft:

Ttl Sqft: **1,057**

DOM

18

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

City Lot,Corner Lot

Assigned,Heated Garage,Secured,Underground

Utilities and Features

Roof:
Heating: **In Floor,Natural Gas,See Remarks**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main		4pc Bathroom	Main	
Bedroom	Main	14`0" x 9`1"	Dining Room	Main	8`7" x 12`3"
Foyer	Main	8`5" x 7`2"	Kitchen	Main	16`2" x 9`0"
Living Room	Main	15`3" x 15`1"	Bedroom - Primary	Main	15`9" x 14`4"
Storage	Main	5`1" x 8`9"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$707

Fee Simple
Fee Freq:
Monthly

CC-MHX

Legal Desc: 9912449

Remarks

Pub Rmks: **Embrace the ultimate inner city lifestyle in this spacious and bright stacked townhome located within the urban Beltline landscape. This 2 bed 2 bath single-level unit is 1,057 sf with its own private entrance leading directly to the building exterior. The condo is in pristine condition, with notable features including a corner gas fireplace in the living room, infloor heating (included in condo fee), two bow windows with 1" Venetian blinds throughout, and a cozy breakfast bar in the kitchen. A large private balcony equipped with a BBQ gas line runs the entire width of the unit and overlooks Thomson Family Park, a beautiful year-round attraction for outdoor lovers. This property boasts an abundance of both space and natural light, with convenient in-suite laundry in the functional storage room. This is an incredible opportunity to own in the heart of the Uptown District, in a professionally managed building that includes secure and heated underground parking for residents. Situated amongst an array of trendy shops, cafés, restaurants and more, this location is perfect for those looking to be a part of the city's vibrant culture while still enjoying a variety of greenspaces and pathways.**

Inclusions: **Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







