



THE
A-TEAM

**RE/MAX
FIRST**

1521 11 Street, Calgary T2R 1R3

MLS®#: **A2180594**

Area: **Beltline**

Listing Date: **11/28/24**

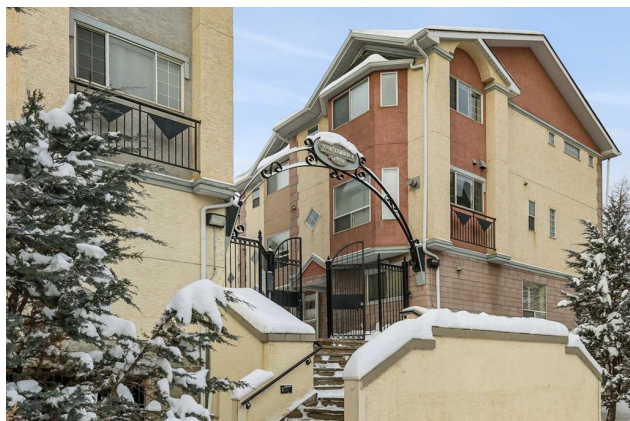
List Price: **\$275,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area
Abv Sqft: **644**
Low Sqft:
Ttl Sqft: **644**

DOM

55
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape, No Neighbours Behind, See Remarks**
Park Feat: **Assigned, Electric Gate, Parkade, See Remarks, Stall, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler, In Floor, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Courtyard, Private Entrance, Uncovered Courtyard**

Construction: **Brick, Stucco**
Flooring: **Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Track Lighting, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	18`2" x 11`0"
Bedroom - Primary	Main	13`3" x 11`1"
4pc Bathroom	Main	9`0" x 6`2"
Foyer	Main	4`6" x 4`0"

Room	Level	Dimensions
Kitchen	Main	11`1" x 9`0"
Walk-In Closet	Main	7`2" x 6`2"
Laundry	Main	6`4" x 6`1"
Balcony	Main	17`10" x 4`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$354

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 9711834

Remarks

Pub Rmks: **Price Reduced! Finding a One bedroom, one level condo with a courtyard separate entrance and backing south onto a park is extremely rare in the Beltline. This 644 sq ft one level condo is ideal for a single person or professional couple wanting to live within walking distance to downtown and 1 block to Calgary's premier entertainment district with nightlife, dining, pubs, boutique shops and much more on 17TH Avenue. Good Earth Café is right across the street when you feel like meeting friends for coffee and snacks. For dog owners in this pet friendly building, there is a fenced off-leash area one block away at 14th Avenue and 11 Street. The apartment condo has beautiful oak hardwood floors with a very open concept kitchen and living area. The south facing bedroom overlooking Tompson Family Park has a walk-in closet as well as an Ikea wardrobe closet. The south facing deck has a gas BBQ hookup. The Terrace is a gated condo complex with underground parking and a courtyard area with many access points to the park, 15 Avenue and 11 Street. This unit has one underground stall with a storage bin at the front of the stall.**

Inclusions: N/A
Property Listed By: Calgary West Realty

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



