



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1514 11 Street #2105, Calgary T2R 1G9**

MLS® #: **A2206008**

Area: **Beltline**

Listing Date: **04/03/25**

List Price: **\$410,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,138**

Low Sqft:

Ttl Sqft: **1,138**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**19**

Layout

Beds: **2 (2 )**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Other**

**Assigned,Stall,Underground**

Utilities and Features

Roof: **Asphalt**  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: <b>\$740</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>CC-MHX</b>	
Legal Desc:	<b>9912449</b>				

## Remarks

Pub Rmks:

**City Living with Comfort and Style—Welcome Home! Imagine starting your morning with a coffee on your private balcony, the city coming to life around you. This stylish 2-bedroom, 1.5-bathroom apartment is your perfect home base in the heart of Calgary—offering over 1,000 sq ft of thoughtfully upgraded space designed for easy, modern living. Step inside and you're welcomed by 9-foot ceilings, sleek vinyl plank flooring, and an open-concept layout that flows effortlessly from room to room. A cozy corner gas fireplace sets the mood in the living area, perfect for chilly nights or winding down after a long day. Love to cook? You'll feel right at home in the modern kitchen, complete with granite countertops, stainless steel appliances, and plenty of space to prep and serve—ideal for solo dinners or sharing meals with friends. The spacious primary bedroom features a walk-in closet with loads of room for your wardrobe, while the second bedroom adds flexibility—whether you need a guest space, home office, or both. You'll appreciate the smart storage, including in-unit laundry tucked neatly away in a roomy storage area. Every detail has been considered, from the upgraded lighting that brightens each space to the secure underground parking stall that makes coming home a breeze. Just outside your door? Everything you need. Walk to your favourite coffee shop, hop on public transit, or explore the neighbourhood's restaurants, parks, and shops. This isn't just an apartment—it's a lifestyle upgrade in one of Calgary's most connected communities. Come see it for yourself and imagine the possibilities! Let's make YOUR dreams... Realty!**

Inclusions:

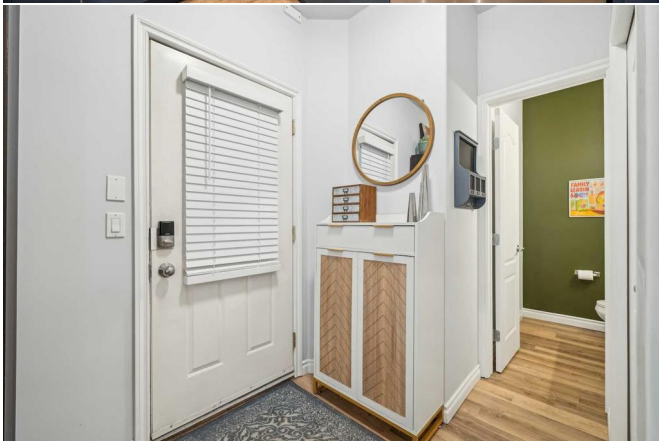
Property Listed By:

**Cabinet in Laundry Room, Storage Cabinet on Parking Stall, Portable Air Conditioner  
Royal LePage Benchmark**

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



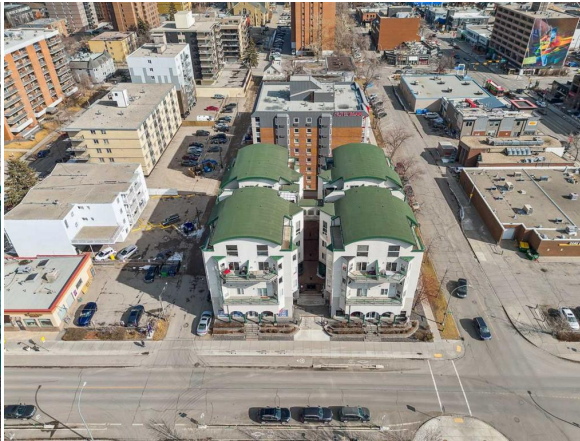






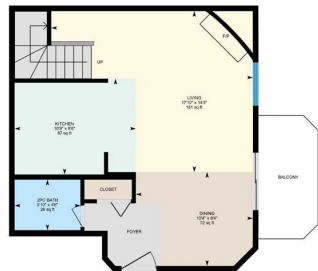






**2105-1514 11 St SW, Calgary, AB**

Main Floor Exterior Area 451.90 sq ft  
Interior Area 455.74 sq ft



0 2 4 ft

PREPARED: 2020/03/19



White regions are excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**2105-1514 11 St SW, Calgary, AB**

2nd Floor Exterior Area 448.33 sq ft  
Interior Area 455.18 sq ft



0 2 4 ft

PREPARED: 2020/03/19



White regions are excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.