



# 1535 11 Street Calgary Alberta

\$405,000

\*\*\* 1535 11th Street SW \*\*\* A stylish townhouse in a gated complex in desirable Beltline . The location of this unit is ideal with its sunny south balcony looking onto a park and playground . This immaculate townhouse has been upgraded extensively with brand new premium STC rating 74 vinyl floors , brand new carpet , brand new countertops in kitchen , brand new Moen faucets in all bathrooms , most richly painted walls throughout, new painting on most of baseboard . The fabulous kitchen offers lots of counter space and a sizeable nook for entertaining guests. The living room is highlighted by a bay window and a free standing gas fireplace. Upstairs there are 2 bedrooms both with it's own ensuites. Laundry is also conveniently located upstairs. Boiler has a new professional installed water feeding tank which allows the disconnection of city water supply. This will avoid the yearly inspection (\$150) for back flow. Brand new hot water tank. This units also comes with a single, secured parking spot (#10) under the building. Hundreds of Shops and restaurants on 17AV just steps away and also an easy distance to downtown. Perfect property for your city center lifestyle , won't last , Call your agent today ! (id:6769)

Other 3.17 Ft x 4.17 Ft  
 Kitchen 8.67 Ft x 13.00 Ft  
 Dining room 9.08 Ft x 11.75 Ft  
 Living room 13.00 Ft x 16.25 Ft  
 2pc Bathroom 5.42 Ft x 4.75 Ft  
 Primary Bedroom 12.08 Ft x 11.50 Ft

4pc Bathroom 5.33 Ft x 8.58 Ft  
 Other 6.00 Ft x 4.42 Ft  
 Primary Bedroom 12.50 Ft x 12.42 Ft  
 4pc Bathroom 4.92 Ft x 10.50 Ft  
 Other 6.00 Ft x 4.50 Ft  
 Laundry room 5.42 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
 First Place Realty



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