1514 11 Street Calgary Alberta
$314,900

Discover a standout opportunity in the Beltline--a true two-storey, two-bedroom condo, rarely available at this price point and offering substantially more square footage than most properties in the area. Enjoy the walkable lifestyle of this vibrant neighbourhood--steps to restaurants, cafes, shops, parks, and downtown--paired with the privacy and security of a gated, townhouse-style setting.A spacious front entry leads into an open-concept main floor with hardwood throughout, a cozy fireplace, an upgraded kitchen with stainless steel appliances, a dedicated dining area, and a large covered outdoor patio perfect for year-round enjoyment. A convenient main-floor powder room adds extra functionality.Upstairs features two generous bedrooms, including a primary suite with a huge walk-in closet, along with a beautifully updated full bathroom and upper-level in-suite laundry. Additional comforts include efficient in-floor heating.Condo fees remain very reasonable and include heat, water, and maintenance. Your private entrance from the immaculately maintained gated courtyard means no elevators, no long hallways, and enhanced safety. Heated underground parking, storage, and permit street parking for visitors are all included.This quiet, well-managed complex delivers unmatched value with its rare two-level layout and extra living space. A must-see for buyers seeking more room, privacy, and lifestyle in the Beltline. (id:6769)

Listing Presented By:

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Primary Bedroom 15.08 Ft x 10.92 Ft		Living room 14.83 Ft x 11.50 Ft	
Other 7.50 Ft x 4.50 Ft		Dining room 7.00 Ft x 6.00 Ft	
4pc Bathroom 7.92 Ft x 7.50 Ft		2pc Bathroom 5.42 Ft x 4.42 Ft	
Bedroom 9.83 Ft x 9.42 Ft		Foyer 8.42 Ft x 4.92 Ft	
Laundry room 7.50 Ft x 5.50 Ft		Other 4.25 Ft x 2.67 Ft	
Kitchen 8.42 Ft x 7.08 Ft			