

# \$295,000 - 1541 11 Street Sw, Calgary

MLS® #A2243347

**\$295,000**

1 Bedroom, 1.00 Bathroom, 719 sqft

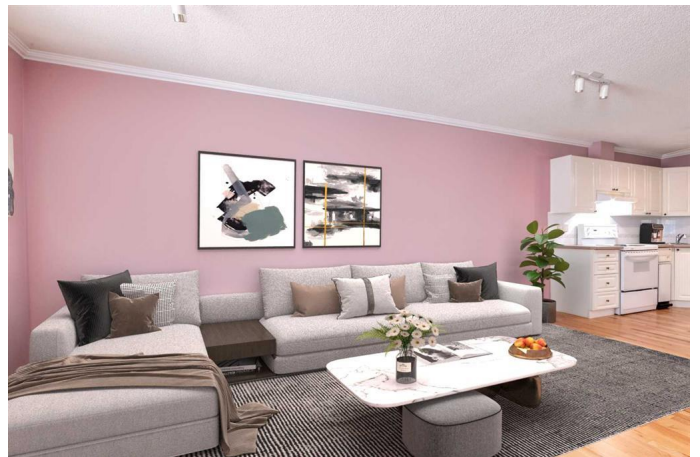
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome the Terrace! This bright and spacious (over 700 Sqr ft!) one-bedroom, one-bathroom condo is perfect for professionals, first-time buyers, or those looking to downsize without compromise. Ideally located just steps from Calgary's vibrant 17th Avenue, you'll love the walkable lifestyle with trendy boutiques, top-rated restaurants, and cozy cafÃ©s right outside your door. Nestled in a secure gated complex, The Terrace offers underground parking and a beautifully landscaped central courtyard, an ideal spot to enjoy your morning coffee or connect with neighbors. Inside, pride of ownership shines throughout. The open-concept kitchen features crisp white cabinetry and abundant storage, while the convenience of in-suite laundry adds to everyday ease. The generously sized bedroom boasts a large walk-in closet and sliding patio doors leading to a private balcony offering views of the park with a sunny South exposure. Pet owners will appreciate the nearby off-leash dog park just one block away at 14th Ave & 11th St, perfect for furry friends and active lifestyles alike. Don't miss your chance to live in one of Calgary's most sought-after urban communities. Book your private showing today!

Built in 1997

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2243347      |
| Price          | \$295,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 719           |
| Acres          | 0.00          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1541 11 Street Sw |
| Subdivision | Beltline          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2R 1R3           |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Snow Removal, Parking |
| Parking Spaces | 1                     |
| Parking        | Underground, Parkade  |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Basement          | None                                                              |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Courtyard, Garden |
| Lot Description   | Garden, Other     |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame        |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 25              |
| Zoning         | CC-MHX          |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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