

2108, 1514 11 Street SW
Calgary, Alberta

MLS # A2212660



\$399,999

Division:	Beltline		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,114 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Paved, Private, Street Lighting		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 720
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Portable Air Conditioner x2, TV Wall Mount

Step into this beautifully upgraded 2-bedroom, 1.5-bath condo, perfectly located just steps from the vibrant pulse of 17th Ave in Calgary's highly desirable Beltline community. Enjoy the ultimate privacy and peace of mind with a secure, gated private entry—a rare find in downtown living. Inside, you'll love the sun-drenched living space with high dining and living room ceilings, contemporary lighting, and elegant upgrades throughout—including quartz countertops, modern fixtures, a cozy gas fireplace and a gas BBQ hookup on your private patio—perfect for hosting during those summer evenings! The spacious primary bedroom features a generous walk-in closet and a luxurious jacuzzi tub—perfect for unwinding after a busy day. The second bedroom offers flexibility for guests, a home office, or both, with ample closet space and natural light. Storage is not an issue, with an extra-deep foyer closet, additional under stair storage, storage in the parkade and an in-unit laundry room tucked away for convenience. Outside your door? The best of Calgary awaits. Enjoy morning coffee from a local café; next door, take your dog or kids to the park/playground across the road, with multiple schools within walking distance and easy access to explore boutique shopping and restaurants on 17th Ave, with nearby transit for easy commuting around the city. This isn't just a condo with the townhome touch - it's your new lifestyle in one of the city's most connected and energetic neighbourhoods. Come see it today and picture yourself living here!