

# \$289,900 - 1541 11 Street Sw, Calgary

MLS® #A2243347

**\$289,900**

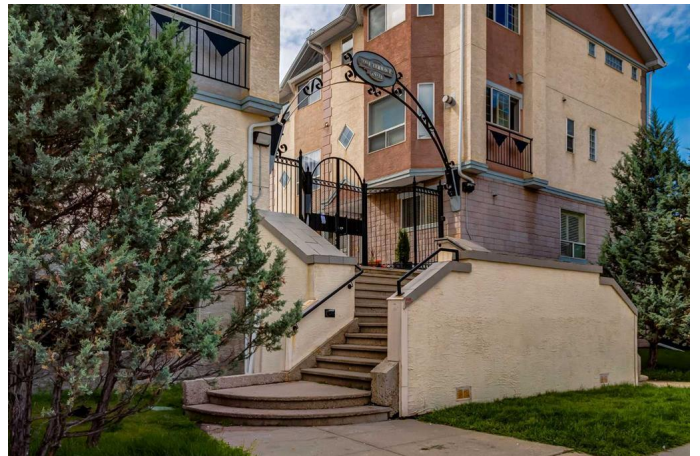
1 Bedroom, 1.00 Bathroom, 719 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

LARGE SQUARE FOOTAGE (718 sf), LOW CONDO FEES AND PET FRIENDLY!!! Welcome the Terrace! This bright and spacious 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 caf  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! (photos are virtually staged)

Built in 1997



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243347          |
| Price          | \$289,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 719               |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

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

## Amenities

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

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| # of Stories      | 3                                                                 |
| 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 | 52              |
| Zoning         | CC-MHX          |

**Listing Details**

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

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