

**2106, 1514 11 Street SW**  
**Calgary, Alberta**

**MLS # A2280158**



**\$319,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 743
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** .

Step into refined urban living in this beautifully upgraded 1036 SqFT, 2-bedroom, 2-bath, two-storey property, featuring a rare private gated entry. This exceptional blend of sophistication and townhome-style privacy is located in Calgary's coveted Beltline, just moments from the vibrancy of iconic 17th Avenue. Inside, the airy open-concept design is enhanced by soaring 9-foot ceilings, contemporary lighting, and curated finishes throughout. The main level is both stylish and inviting, with a spacious living and dining area anchored by a cozy corner gas fireplace—perfect for intimate evenings or elegant entertaining. Patio doors open to a private, sun-drenched south-facing deck complete with a gas BBQ hookup, creating a seamless indoor-outdoor experience ideal for summer gatherings. The thoughtfully updated kitchen impresses with sleek white appliances, modern cabinetry, a tile backsplash, and rich butcher block countertops. A chic 2-piece powder room completes the main floor. Upstairs, retreat to the generous primary suite, which includes a walk-in closet and direct access to a spa-inspired main bathroom, showcasing striking tile work and an oversized walk-in shower with a built-in corner bench. A bright and versatile second bedroom provides the perfect space for guests or a sophisticated home office. Upper-level in-suite laundry and discreet storage enhance everyday convenience. The home features seamless additional storage, including an extra-deep front foyer closet and dedicated storage in the parkade. This unit also includes convenient heated underground parking. Step outside and immerse yourself in the ultimate inner-city lifestyle. Enjoy artisan coffee steps from your door, explore boutique shopping, acclaimed restaurants, and vibrant nightlife along 17th Avenue, or take advantage of nearby schools, transit, bike routes, and

effortless access throughout the city. This is more than a home&mdash;it's a statement in urban luxury and lifestyle. Experience Beltline living at its finest! \*\*\* Make sure to click the 3D virtual tour for the full experience\*\*\*