

# \$430,000 - 2108, 1514 11 Street Sw, Calgary

MLS® #A2212660

**\$430,000**

2 Bedroom, 3.00 Bathroom, 1,114 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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!

Built in 1999

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2212660      |
| Price          | \$430,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,114         |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2108, 1514 11 Street Sw |
| Subdivision | Beltline                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2R1G9                  |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Trash |
| Parking Spaces | 1                                   |
| Parking        | Heated Garage, Parkade, Underground |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer                                                        |
| Heating           | In Floor                                                                                                                  |
| Cooling           | Wall Unit(s)                                                                                                              |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| # of Stories      | 4                                                                                                                         |
| Basement          | None                                                                                                                      |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting                                     |
| Lot Description   | Low Maintenance Landscape, Paved, Private, Street Lighting |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 4                |
| Zoning         | CC-MHX           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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