

2105, 1514 11 Street SW
Calgary, Alberta

MLS # A2206008



\$410,000

Division:	Beltline		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 740
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Cabinet in Laundry Room, Storage Cabinet on Parking Stall, Portable Air Conditioner

City Living with Comfort and Style—Welcome Home! Imagine starting your morning with a coffee on your private balcony, the city coming to life around you. This stylish 2-bedroom, 1.5-bathroom apartment is your perfect home base in the heart of Calgary—offering over 1,000 sq ft of thoughtfully upgraded space designed for easy, modern living. Step inside and you’re welcomed by 9-foot ceilings, sleek vinyl plank flooring, and an open-concept layout that flows effortlessly from room to room. A cozy corner gas fireplace sets the mood in the living area, perfect for chilly nights or winding down after a long day. Love to cook? You’ll feel right at home in the modern kitchen, complete with granite countertops, stainless steel appliances, and plenty of space to prep and serve—ideal for solo dinners or sharing meals with friends. The spacious primary bedroom features a walk-in closet with loads of room for your wardrobe, while the second bedroom adds flexibility—whether you need a guest space, home office, or both. You’ll appreciate the smart storage, including in-unit laundry tucked neatly away in a roomy storage area. Every detail has been considered, from the upgraded lighting that brightens each space to the secure underground parking stall that makes coming home a breeze. Just outside your door? Everything you need. Walk to your favourite coffee shop, hop on public transit, or explore the neighbourhood’s restaurants, parks, and shops. This isn’t just an apartment—it’s a lifestyle upgrade in one of Calgary’s most connected communities. Come see it for yourself and imagine the possibilities! Let’s make YOUR dreams... Realty!