

\$359,900 - 1523 11 Street Sw, Calgary

MLS® #A2269304

\$359,900

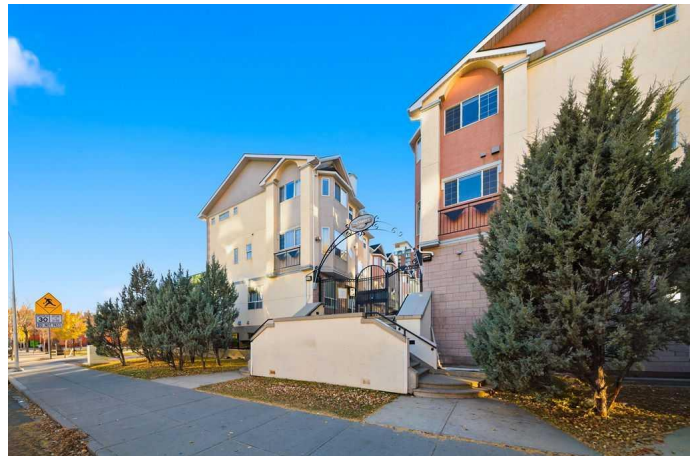
2 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step into spacious inner city living with this exceptional townhouse at "The Terrace," a secure, gated complex ideally situated steps from 17th ave and overlooking Thomson Family Park. As you enter, the dedicated main level entry leads you up to the well thought out central living space. The generous living room overlooks the complex's courtyard and flows seamlessly into the dining and kitchen area, which is perfectly positioned to capture views of the park. The large kitchen highlights upgraded stone countertops, stainless steel appliances, and ample cabinet space and corner pantry. Patio doors lead directly from the dining room to one of the larger private balconies in the complex offering a south facing, sun drenched space for relaxing and entertaining. The upper level boasts the always desirable double primary floor plan each featuring walk in closets and updated ensuites, perfect for roommates or families alike! Completing the upper floor is the dedicated laundry room, just down the hall. This home also highlights 2 secure parking stalls making sure that your never stuck looking for street parking! With Good Earth Cafe at your door step, green spaces off your balcony, and a dog park a block away this location is truly one of a kind and is incredibly walkable to all of the amenities of 17th ave and the downtown core. Call today for your private viewing!

Built in 1996



Essential Information

MLS® #	A2269304
Price	\$359,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1523 11 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1R3

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Assigned, Covered, Parkade, Secured
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard, Boiler
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Courtyard
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Lot Description	Back Lane, Back Yard, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	13
Zoning	CC-MHX

Listing Details

Listing Office	Boutique Real Estate Group Inc.
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