

# Welcome Home to

#2205 1514 11 Street SW



MLS: C4297757  
Year Built: 2008  
Total SqFt: 1,723  
Bedrooms: 3  
Bathrooms: 2 Full 1 Half  
Parking: 2/Double Garage Detached  
Type: Semi Detached  
Style: 2 Storey  
Area: Calgary  
Sub-Area: South Calgary  
Exterior: Stucco  
Taxes: \$4,750/2019

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Beautiful 3 bedroom, semi-detached home in sought after Marda Loop. The open concept of the main level makes this home bright and welcoming. Working from home is easy with an office space right of the front door. Open to the dining area and living room, the kitchen offers ceiling height cabinets, stainless steel appliances, granite counter tops and gas range. The 3 sided gas fireplace makes the livingroom nice and cozy. Upstairs, the master suite offers a huge walk-in, 5 pc ensuite and private balcony. 2 additional nice sized bedrooms with Jack & Jill bathroom and laundry room complete the upper level. The fully finished basement offers a huge rec room perfect for entertaining. Over 30K in upgrades including custom blinds and shutters throughout, California Closets in the master and laundry, landscaping and new stone patio. Steps to the shops at Marda Loop and walking distance to most amenities. Transit stop is located right across the street. Nothing needs to be done! Move in and enjoy the summer!

