



GRASSROOTS
REALTY GROUP

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805, 1110 11 Street SW
Calgary, Alberta

MLS # A2304905



\$305,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	699 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Enjoy BEAUTIFUL VIEWS and SUNSETS from this 1 BEDROOM PLUS DEN CONDO in the WELL MAINTAINED STELLA BUILDING. PRIME VIBRANT INNER CITY LOCATION! This sleek, modern unit presents an OPEN FLOOR PLAN, 9' CEILINGS and FLOOR TO CEILING WINDOWS allowing an abundance of natural light. The living room and dining area boast HARDWOOD FLOORING and is open to the well-equipped kitchen finished with tile flooring, GRANITE COUNTERTOPS, LARGE COUNTER, plenty of cupboard space and STAINLESS STEEL APPLIANCES. The SPACIOUS BEDROOM features a WALK-IN CLOSET with access to the BRIGHT DEN and 4 PIECE BATHROOM COMPLETE with SOAKER TUB and SEPARATE WALK-IN SHOWER. Additional features include central air conditioning, in-suite laundry, WEST FACING BALCONY, TITLED PARKING stall plus an ASSIGNED STORAGE LOCKER. Residents enjoy access to premium building amenities including full time CONCIERGE and SECURITY, FITNESS CENTRE, STEAM ROOM, RECREATION ROOM, GUEST SUITE, and VISITOR PARKING. Enjoy the central location, CLOSE to the DOWNTOWN CORE, ALL AMENITIES, and just a 5 MINUTE WALK TO THE C-TRAIN. DON'T MISS THE OPPORTUNITY TO MAKE THIS YOUR NEW HOME OR NEXT INVESTMENT PROPERTY!