



GRASSROOTS
REALTY GROUP

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1003, 225 11 Avenue SE
Calgary, Alberta

MLS # A2320368



\$292,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	536 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: n/a

Bright Downtown Condo with Stunning Views! Experience modern urban living in this brand-new, ultra-modern condo located in the heart of Calgary. Designed with style and comfort in mind, this home features high-end finishes that complement any taste, along with breathtaking floor-to-ceiling windows offering spectacular views day and night. Enjoy unmatched convenience with everything just steps away—Sunterra Market, RBC banking, Shoppers Drug Mart, two nearby LRT stations, and vibrant outdoor spaces like Olympic Plaza for skating, picnics, and seasonal fireworks. Start your mornings with a walk to Starbucks or Tim Hortons, and end your evenings entertaining friends before heading to a Calgary Flames game. With a Walk Score of 95, this location truly delivers on lifestyle and accessibility. The condo is equipped with premium appliances, including a full-sized washer and dryer and dishwasher for added comfort and efficiency. Additional features include a heated underground parking stall, storage locker, two guest suites for visiting friends and family, a fully equipped gym, and a relaxing hot tub. A perfect blend of luxury, convenience, and downtown energy—this condo truly has it all.