



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

704, 1110 11 Street SW
Calgary, Alberta

MLS # A2329187



\$349,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Granite Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 770
LLD:	-
Zoning:	CC-X
Utilities:	-

Inclusions: n/a

Welcome to this bright southwest corner unit offering 920 sq. ft. of stylish urban living. Floor to ceiling windows showcase unobstructed west and south views while filling the home with natural light. The open concept layout features two bedrooms, two full bathrooms, a versatile den, and spacious living and dining areas. The kitchen offers granite countertops, a large island, ample cabinetry, and stainless steel appliances. Both bedrooms include walk-in closets, while the primary bedroom features a four-piece ensuite. Additional features include laminate flooring, central AC, in suite laundry, a titled underground parking stall, and a storage locker. Located in the heart of the Beltline, Stella is within walking distance of downtown, 17th Avenue, shopping, restaurants, parks, and public transit. Unbeatable location. Come see it today!