



GRASSROOTS
REALTY GROUP

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504, 1110 11 Street SW
Calgary, Alberta

MLS # A2333250



\$355,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	922 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	City Lot, Level, Low Maintenance Landscape, Private, Street Lighting, Views		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 770
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NONE		

HOME SWEET HOME! Indulge in maintenance free, upscale DOWNTOWN LIVING at its finest with BREATHTAKING CITY VIEWS in the heart of the Beltline! PET FRIENDLY BUILDING. This spectacular condo is steps from all of the hot spots you could desire offering, 2 bedrooms, a den, 2 bathrooms and incredible, panoramic Downtown Calgary views. Heading inside you will fall in love with the sun drenched, open concept floor plan boasting 921+ contemporary, exquisitely maintained SQFT of living space with newer updates including easy maintenance, scratch resistant laminate flooring. Walking through you will find a bright foyer, formal dining area, spacious living room flooded in natural sunlight and amazing views from the abundant oversized windows and the well-maintained kitchen complete with upgraded appliances, granite counters, island with an eating bar and high gloss white cabinetry. Off of this modern styled kitchen is immediate access to the balcony that is perfect for BBQ'ing, entertaining and enjoying a morning coffee complimented by dreamy views. Completing the unit is in-suite laundry with extra storage space, a convenient den that can accommodate a home office making it ideal for young professionals., a stylish 3 piece bathroom, spacious bedroom with a wall of windows and the magnificent primary bedroom with a walk-in closet and spa-like 4 piece ensuite bathroom. Additional upgrades include a heated, secured, titled underground parking, assigned storage locker and exclusive top of the line building amenities including a fitness room with adjacent steam room, large media/party room, 24/7 concierge and security, bike storage, visitor parking and guest suites. As one of the most notable PET-FRIENDLY condos, this unbeatable location is steps from Downtown shopping like Co-op Midtown Market, close to 17th Ave SW

amenities, popular restaurants, bars, coffee shops, across the street from a green space and playground, public transportation and much more. Great opportunity for investors and buyers alike! Book your private tour of this GEM today!