



GRASSROOTS
REALTY GROUP

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1508, 1110 11 Street SW
Calgary, Alberta

MLS # A2243032



\$349,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 740 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Views | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Fan Coil, Natural Gas | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 602 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | CC-X |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Gorgeous downtown views and maintenance-free urban living await in this sophisticated 2 bedroom end unit in the amenity-rich Stella Building. Located across from historic Connaught School, down the street from Co-op and mere steps to Calgary's premier entertainment district with nightlife, dining, pubs, diverse shops and much more right at your doorstep. The open floor plan immediately impresses with seemingly endless natural light, sweeping downtown views and a modern, yet comfortable design. Culinary adventures are inspired in the neutral kitchen boasting granite countertops, stainless steel appliances and sleek full-height cabinets. Centring the open concept space is the dining room with clear sightlines promoting unobstructed conversations. Floor-to-ceiling glass in the living room showcases those stunning views while your time is spent relaxing. Host summer barbeques on the spacious balcony with the big city lights as the breathtaking backdrop. The spectacular views continue into the primary oasis with oversized, full-height windows to capture the view, a large walk-in closet and access to the well appointed 4-piece bathroom. The second bedroom is nearly as indulgent with a full-height window framing unbeatable views and an abundance of sunshine perfect for guests or an office and is conveniently situated near the 4-piece bathroom. In-suite laundry, titled parkade parking and a separate storage locker add to your comfort and convenience. This unbeatable location is an easy walk or bike ride to downtown and the river or stroll along 17th Ave taking in the variety of shops, caf  s and award-winning restaurants then come home to a safe and quiet building. There's nothing left to do but move right in!

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