



GRASSROOTS
REALTY GROUP

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1309, 1110 11 Street SW
Calgary, Alberta

MLS # A2271567



\$276,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	536 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Central, Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 464
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	Heating Paid For, Water Paid For
Features:	No Animal Home, No Smoking Home		

Inclusions: Fridge, stove, microwave, curtains & blinds, washer & dryer

Open House: Saturday, Jan 31 from 10:30 - 12:30. A bright and thoughtfully designed 1-bedroom condo offering incredible value in one of downtown's most walkable locations. This modern home features an open-concept layout, floor-to-ceiling windows, and a private balcony with sweeping city views. The kitchen includes sleek cabinetry, stone counters, and a full appliance package, while the spacious bedroom easily accommodates a queen bed and offers great closet space. Enjoy in-suite laundry, underground parking, and access to outstanding building amenities including a fitness centre, concierge service, residents' lounge, and secure bike storage. With dining, groceries, the river pathways, and the C-Train all steps away, this is urban living at its best. Perfect for first-time buyers, investors, or anyone seeking a low-maintenance lifestyle in the heart of Calgary.