

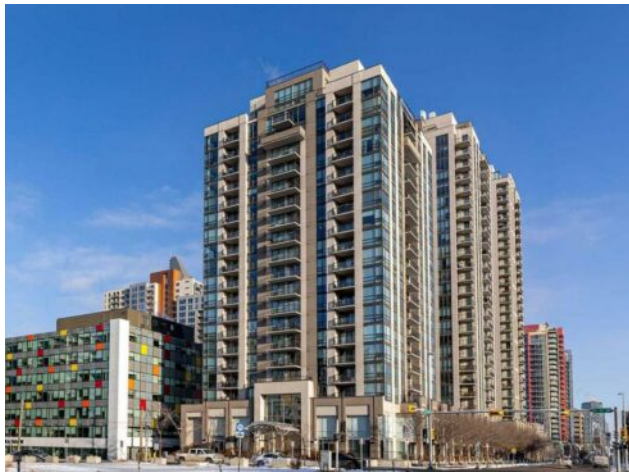


GRASSROOTS
REALTY GROUP

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1206, 1110 11 Street SW
Calgary, Alberta

MLS # A2275963



\$369,987

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Driveway, Garage Door Opener, Garage Faces Side, Guest, He		
Lot Size:	0.05 Acre		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 766
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Experience refined living at Stella in this highly desirable 2-bedroom + den, 2-bath residence offering breathtaking, unobstructed downtown views from an exceptional 12th-floor corner location with floor-to-ceiling windows that flood the home with natural light. Concierge service welcomes you at the lobby, while a generous foyer leads to contemporary hardwood and tile flooring, complemented by warm, luxurious carpet in the bedrooms and custom California Closets throughout. The chef-inspired Ramsay kitchen overlooks the great room and features stainless steel appliances, high-gloss white cabinetry, granite countertops, and a large breakfast island, ideal for entertaining and everyday living. Recently replaced ST fridge and insuite stacked washer and dryer set are a true bonus. The primary and second bedrooms are thoughtfully separated by a private den with pocket-door access, and the well-designed ensuite offers a walk-through shower with convenient access to both bathrooms. Enjoy sweeping views of the Bow River Valley to the west, Nose Hill to the north, and downtown to the east, with a west-facing balcony showcasing stunning mountain vistas. Additional highlights include in-suite laundry, a heated underground parking stall (#207 on P2), a separate storage locker (#28), access to a fitness center and guest lounge, and excellent transit connectivity to all areas of the city - contemporary design and vibrant urban living truly define this exceptional home. Pets are allowed with approval. Drive buy 1110-11 St S.W. for your private showing