



1501, 1110 11 Street SW
Calgary, Alberta

MLS # A2288862



\$250,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 533 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Heated Garage, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 463 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CC-X |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Experience elevated inner-city living in Stella, one of the Beltline's most sought-after addresses. Perfectly positioned in the heart of the action, this beautifully refreshed suite offers a seamless blend of modern style and everyday comfort. Inside, you'll find a bright, contemporary design highlighted by glossy white cabinetry, granite countertops, brand-new stainless steel appliances (including a new fridge, stove, and dishwasher), and upgraded laminate flooring that flows throughout the space. Freshly painted and completely move-in ready, the home also features central air conditioning and convenient in-suite laundry. Wake up each morning to beautiful south-facing city views from the bedroom. Stella offers an impressive array of amenities designed to complement your lifestyle. Enjoy a fully equipped fitness centre with cardio equipment, universal machines, free weights, change rooms, and a relaxing steam room. A spacious party and meeting room provides the perfect setting for entertaining, while a full-time concierge and security offer everyday peace of mind. The unit includes titled underground parking and an assigned storage locker for added convenience. Located just steps from the restaurants, cafes, and nightlife of 17th Avenue SW, a short walk to downtown, and only a few blocks from the Downtown West-Kerby C-Train station, the location is unbeatable. Three major grocery stores are within a three-block radius, and the scenic river pathways are close by for walking, running, or cycling. An exceptional opportunity for professionals seeking vibrant urban living or investors looking for a prime rental property in one of Calgary's most desirable communities.