



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

804, 225 11 Avenue SE
Calgary, Alberta

MLS # A2294213



\$268,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	491 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: NA

INVESTOR ALERT!!!! Great location, steps away from Stampede LRT, 17 Ave, Saddledome, Sunterra, Downtown and more. This is a low-maintenance unit, and it's been rented from day 1. Modern style open concept with large windows. Cozy unit with engineered hardwood floors, granite countertops and stainless steel appliances. Private access to Sunterra Market, great amenities with complete and high-end exercise machines and weights, hot tub, party room and guest suite. Underground parking and roof patio. Book your private showing.