



GRASSROOTS
REALTY GROUP

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

506, 225 11 Avenue SE
Calgary, Alberta

MLS # A2137944



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	567 sq.ft.	Age:	2013 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Beautiful END UNIT featuring floor to ceiling windows extending the entire length of the unit allowing in an abundance of natural light and expansive views. This bright, open and functional floorplan offers a modern, well equipped kitchen with granite countertops, center island with eating bar, ample cabinetry and stainless steel appliances opening to the dining area and living room where you can step out onto the balcony and enjoy the SUNNY SOUTH EXPOSURE and have front row seats to the STAMPEDE FIREWORKS. A spacious bedroom, also with wall to wall windows, comes complete with a walk-thru closet to the 4 piece bathroom. Don't overlook the wide-plank laminate flooring, insuite laundry and TITLED parking and storage! This pet friendly and meticulously maintained complex offers EXCEPTIONAL AMENITIES to include a 24 hour gym, spa/hot tub, 2 guest suites, owners lounge with pool table and welcoming lobby. Fantastic location within walking distance to the cities finest restaurants, bars, shops and world class recreation facility. A must see! Condo fee broken down is \$459.50 unit, \$133.54 parking & storage.