



**1502, 1110 11 Street SW  
Calgary, Alberta**

**MLS # A2148263**



**\$389,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 578
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Step into this southeast-facing unit where FLOOR-TO-CEILING windows flood the space with natural light and offer unobstructed views of SOUTH Calgary. This FRESHLY PAINTED, neutral-toned 2-bedroom gem provides the perfect blank canvas for your personal flair. The kitchen features high-gloss cabinets, GRANITE countertops, an overhead cabinet, an eating bar, and durable tile flooring. The cozy living room, complete with NEWER CARPET, seamlessly extends to a covered balcony, perfect for unwinding. The 2 bedrooms are divided by a 4 pc cheater ensuite with a separate soaker tub and shower, with added convenience of a stacked washer/dryer in the laundry closet. With CENTRAL AIR, a titled parking stall, and an assigned storage locker, this unit offers both comfort and practicality. The Stella is packed with top-notch amenities including a fitness center, steam room, entertainment room, two guest suites, bike storage, a 24-hour concierge, and indoor visitor parking. Plus, pets are welcome with approval! Located close to the city core with easy access to shopping, dining, parks, and public transit, enjoy inner-city living at its finest. Don't miss your chance to embrace this exceptional lifestyle!