



THE
A-TEAM

**RE/MAX
FIRST**

1110 11 Street #1503, Calgary T2R 1P1

MLS® #: **A2116963**

Area: **Beltline**

Listing Date: **03/22/24**

List Price: **\$309,999**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **544**

Low Sqft:

Ttl Sqft: **544**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

58

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Fan Coil,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete,Stone

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**

Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`9" x 10`7"	Living Room	Main	11`4" x 10`0"
Kitchen	Main	9`3" x 8`3"	Laundry	Main	3`0" x 2`6"
Bedroom - Primary	Main	10`4" x 9`2"	Walk-In Closet	Main	5`8" x 5`6"
4pc Bathroom	Main	8`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$431		Fee Simple		CC-X
		Fee Freq:		
		Monthly		
Legal Desc:	0613286			
			Remarks	

Pub Rmks:	<p>Virtual video tour here: https://youtu.be/9Hs6Otop9NA Enjoy a sunny 180-degree panoramic unobstructed view of the downtown that extends to the horizon, with this stunning 15th-floor apartment with occasional glimpses of majestic Rocky mountain peaks on clear days. The oversized, south-facing, sunny balcony overlooks a heritage school building that guarantees the view and privacy from lack of opposite buildings for the foreseeable future. Step inside to discover a bright and inviting living space, where a well-appointed kitchen with ample storage and a breakfast bar overlooks the spacious living area. The floor-to-ceiling glass windows run across the SPACIOUS living room and bedroom, seamlessly blending indoor and outdoor spaces and offering mesmerizing views, especially when illuminated by the city lights at night. A semi-open den to the left provides the perfect workspace without sacrificing natural light or views. The generously sized bedroom features a walk-through closet with built-in shelving, ensuring effortless organization. The adjacent bathroom offers additional storage, a washer dryer unit, and convenient access from both the bedroom and living room, ideal for hosting guests. Included with the apartment is a titled underground heated parking spot conveniently located close to the elevator. The Stella tower boasts high-quality interiors and an array of amenities, including a party lounge, gym, sauna, 24/7 on-site security, guest suites, storage locker, and bike storage. Nestled in a prime location, this apartment offers unparalleled convenience. Essential amenities such as grocery stores, a liquor store, and a 24/7 Circle-K and Tim Hortons are just steps away. Explore the vibrant culinary scene and nightlife of trendy 17th Avenue, just a few blocks south, or unwind amidst nature along the Bow River's scenic walking and biking trails to the north. Additionally, easy access to public transit, including buses and the C-train free zone, makes commuting a breeze. Don't miss this opportunity to elevate your lifestyle in this urban oasis, where convenience, comfort, and captivating views converge to create an unparalleled living experience.</p>
Inclusions:	Piano
Property Listed By:	Rekha Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





