



THE
A-TEAM

**RE/MAX
FIRST**

1110 11 Street #1207, Calgary T2R 1S5

MLS® #: **A2142302**

Area: **Beltline**

Listing Date: **06/26/24**

List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 09-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **540**
Low Sqft:
Ttl Sqft: **540**

DOM

82
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Fan Coil, Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Stone**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Recreation Facilities, Stone Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9' 2" x 8' 1"	Living Room	Main	11' 3" x 10' 0"
Dining Room	Main	9' 10" x 7' 4"	Den	Main	5' 8" x 4' 8"
Bedroom - Primary	Main	10' 5" x 9' 3"	4pc Bathroom	Main	8' 4" x 8' 0"
Walk-In Closet	Main	5' 8" x 5' 6"			

Legal/Tax/Financial

Condo Fee:
\$430

Title:
Fee Simple

Zoning:
CC-X

Fee Freq:
Monthly

Legal Desc: **0613286**

Remarks

Pub Rmks: **Welcome to this beautiful modern condo located on the West end of the Beltline in the Stella building. This gorgeous unit has been fully upgraded with new carpet, paint and features stainless steel appliances, granite countertops and oodles of cabinet space. The open concept keeps your condo bright and cheery and allows you to capture the beautiful views from this twelfth floor unit. The layout flows seamlessly from the kitchen (with breakfast bar) to the dining room and living room areas. The primary bedroom is is huge and offers a walk-through closet to the stylish bathroom that features a combination shower/tub. This condo also offers a versatile den that allows for a home office or extra storage. Other luxuries include an in-suite laundry, large windows and sliding glass door to a large balcony so you can capture the beautiful views. This building offers fantastic amenities including a fully equipped fitness center, lounge area and a beautiful private courtyard area where you can read or relax peacefully. This unit also offers titled parking and a huge storage locker. This building also offers a full concierge service for added convenience and security. The beltline area offers so many amenities close by that you can walk to including trendy shops, cafes and restaurants, grocery stores and of course public transportation with the LRT just a few blocks away. This condo is vacant and ready for immediate possession so get your exclusive viewing right away before its gone!!**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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









