



THE
A-TEAM

**RE/MAX
FIRST**

1110 11 Street #1601, Calgary T2R1S5

MLS®#: **A2171815** Area: **Beltline** Listing Date: **10/08/24** List Price: **\$309,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **519**
 Low Sqft:
 Ttl Sqft: **519**

DOM

44

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony,Storage**

Construction: **Concrete**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Elevator**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`3" x 5`0"	Living Room	Main	14`3" x 11`5"
Kitchen	Main	12`6" x 10`5"	4pc Bathroom	Main	5`0" x 7`0"
Bedroom - Primary	Main	10`1" x 9`0"	Laundry	Main	5`3" x 5`1"

Legal/Tax/Financial

Condo Fee: **\$447** Title: **Fee Simple** Zoning: **CC-X**
 Fee Freq:

Monthly

Legal Desc: 0613286

Remarks

Pub Rmks: **Step into your new home on the 16th floor, where the stunning corner unit offers an east downtown view that stretches to infinity and beyond! As you enter, prepare to be greeted by a bright and inviting living space. The well-appointed kitchen, complete with ample storage and a breakfast bar, overlooks the spacious living area. Luxury vinyl flooring and quartz countertops add the perfect touch of high-end flair. 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 the city transforms into a sea of twinkling lights at night. The generously sized bedroom features a walk-through closet with built-in shelving, ensuring effortless organization—because who has time for clutter? The adjacent bathroom offers additional storage, a washer/dryer unit, and convenient access from both the bedroom and living room, making it perfect for hosting guests without any awkward hallway encounters. Included with the apartment is a titled underground heated parking spot, conveniently located close to the elevator—no more winter morning car scraping! The Stella tower boasts high-quality interiors and an array of amenities, including a party lounge (BYO snacks), 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 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 come together to create an unparalleled living experience.**

Inclusions: N/A
Property Listed By: eXp Realty

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







