



THE
A-TEAM

**RE/MAX
FIRST**

225 11 Avenue #2405, Calgary T2G 0G3

MLS® #: **A2183235**

Area: **Beltline**

Listing Date: **01/06/25**

List Price: **\$436,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **773**
Low Sqft:
Ttl Sqft: **773**

Heated Garage, Titled, Underground

DOM

16
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Storage**

Construction: **Concrete, Metal Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`1" x 7`8"
Balcony	Main	5`4" x 5`5"
Foyer	Main	5`11" x 3`8"
Laundry	Main	11`0" x 0`0"
Bedroom - Primary	Main	15`8" x 11`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`7" x 4`11"
Bedroom	Main	12`9" x 11`8"
Kitchen	Main	16`6" x 10`11"
Living Room	Main	13`2" x 22`6"

Condo Fee:
\$753

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1312394**

Remarks

Pub Rmks: **Experience the epitome of urban living in this stunning, two-bedroom, two-bathroom condo nestled in the heart of Calgary's vibrant downtown core. Immerse yourself in breathtaking panoramic views of the city skyline and the iconic Saddledome through floor-to-ceiling windows bathed in abundant natural light. The interior is a masterpiece of modern design, featuring sleek, neutral-toned hardwood floors, sophisticated espresso cabinetry, elegant granite countertops, and state-of-the-art stainless steel appliances. This prime downtown location puts you within walking distance of world-class shopping, dining, entertainment, and cultural attractions. The building offers exclusive amenities, including a well-equipped gym, a guest suite, and a rooftop terrace. With its spacious layout, high-end finishes, and prime location, this condo is the perfect place to call home. Don't miss this opportunity to experience the ultimate in urban living**

Inclusions: **All furniture is included**
Property Listed By: **RE/MAX House of Real Estate**

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







