



THE
A-TEAM

**RE/MAX
FIRST**

1110 11 Street #1304, Calgary T2R 1S5

MLS®#: **A2189247**

Area: **Beltline**

Listing Date: **01/24/25**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **934**
Low Sqft:
Ttl Sqft: **934**

DOM

9

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof:
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat:
Utilities: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|-------|----------------|-------------------|-------|---------------|
| Living Room | Main | 10`10" x 9`11" | Dining Room | Main | 11`9" x 6`7" |
| Kitchen | Main | 9`11" x 9`2" | Bedroom - Primary | Main | 13`4" x 11`2" |
| Bedroom | Main | 14`4" x 9`0" | Walk-In Closet | Main | 6`10" x 3`10" |
| Walk-In Closet | Main | 6`10" x 3`10" | Den | Main | 8`2" x 6`11" |
| Laundry | Main | 3`0" x 3`0" | 4pc Ensuite bath | Main | 7`2" x 4`11" |
| 3pc Bathroom | Main | 8`1" x 7`8" | Balcony | Main | 9`8" x 6`4" |

Legal/Tax/Financial

Condo Fee:
\$744

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **0613286**

Remarks

Pub Rmks: **Rare find in this highly regarded Building. A large corner unit (almost 1000 sq.ft) with floor to ceiling windows and unobstructed views to the west and south make this home bright and inviting. 2 bedroom, 2 full baths plus a cozy den / office .This spacious suite offers a large kitchen with granite counter-top island , plenty of cupboard and counterspace plus a large open living room . New high-end luxury vinyl plank flooring , new appliances ,and a freshly painted interior complete this almost new luxury suite . A titled parking stall is included and a secure storage locker . The Stella is located minutes from the downtown Core , walking distance to shopping, restaurants ,transit .This is a must- see condominium**

Inclusions:
Property Listed By: **none**
RE/MAX House of Real Estate

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











