



THE
A-TEAM

**RE/MAX
FIRST**

1110 11 Street #1908, Calgary T2R 1S5

MLS®#: **A2190800**

Area: **Beltline**

Listing Date: **01/30/25**

List Price: **\$389,900**

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: **741**
Low Sqft:
Ttl Sqft: **741**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

3

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Guest,Heated Garage,Parkade,See Remarks,Titled

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`8" x 11`4"	Bedroom - Primary	Main	11`11" x 10`3"
4pc Bathroom	Main	8`11" x 11`8"	Kitchen	Main	9`5" x 8`4"
Bedroom	Main	8`0" x 11`10"			

Legal/Tax/Financial

Condo Fee:
\$602

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-X**

Monthly

Legal Desc: 0613286

Remarks

Pub Rmks: **Enjoy unobstructed views from this Beautiful Contemporary 2 bedroom corner suite on the top floor, with floor-to-ceiling windows that provide unveiling beautiful views of the mountains, the river, and the downtown core. This modern condo comes equipped with granite counters, stainless steel appliances, fresh paint throughout, new carpets in bedrooms, engineered hardwood floor in living area, in-suite laundry, 4piece bathroom with a separate shower and tub and central air. The Building has 24-hr Concierge, FOB/camera access, and heated assigned underground parking on P1, assigned storage locker, private balcony, this well-maintained building has a great recreation room with a wonderful exercise facility, a steam room, a party room with private courtyard access, a bike room, Common Terrace, Guest Parking, Guest Suite On-site, party/Games Room, Sauna, Secure Entry, Steam Room. Walk to nearby amenities, including the upscale Co-Op Midtown Market, 17th Avenue, C-train station, Downtown, Kensington, the Bow River pathway, and numerous trendy restaurants. Bike Paths, Bus line, Outdoor Pool, Playground/Park, Public Library, River, Shopping, Center Sports Complex, Tennis Courts, and Train Access**

Inclusions: N/A
Property Listed By: RE/MAX First

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







