



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1110 11 Street #1509, Calgary T2R 1S5**

MLS® #: **A2193838**

Area: **Beltline**

Listing Date: **02/10/25**

List Price: **\$300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **529**  
Low Sqft:  
Ttl Sqft: **529**

DOM

**12**  
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: **1**

Access:

Lot Feat:

Park Feat:

**Heated Garage, Parkade, Secured, Stall, Titled, Underground**

Utilities and Features

Roof:  
Heating: **Central, Forced Air**  
Sewer:  
Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Breakfast Bar, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Steam Room, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 10`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`8" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 5`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 7`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`0" x 7`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 11`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`1" x 4`6"</b>			

Legal/Tax/Financial

Condo Fee: **\$448**  
Title: **Fee Simple**  
Fee Freq: **Monthly**  
Zoning: **CC-X**

Legal Desc: **0613286**

Remarks

Pub Rmks: **Welcome home to this impressive, renovated, one bedroom, one bathroom condo in the highly desirable condo building - the Stella! Conveniently located in the heart of the Beltline, this 529sqft condo has it all! As soon as you walk in, you will notice the bright, open space and the views from the fifteenth floor! This condo was renovated in October 2021 with new luxury vinyl plank flooring, modern granite kitchen counter tops and stainless-steel appliances. The washer and dryer were also recently replaced in 2023. The kitchen has a spacious eat-in bar and seamlessly flows into the dining room and living area. The sizeable bedroom allows space for a king-sized bed and has a conveniently located walk in closet. The bathroom has storage space, a large shower/tub combination and a ton of counter space! The highlight of the unit though, is the large balcony with views of the north and south Calgary skyline. WOW! To top it all off, this unit has air conditioning, the building has 24/7 concierge, a pet-friendly policy, and premium building amenities - including a fitness center, steam room, social room and guest suite. This superb location allows an easy walk to nearby amenities, including the upscale Co-Op Midtown Market, 17th Avenue, LRT, Downtown, Kensington, the Bow River pathway, and numerous trendy restaurants. Call your favorite realtor today and see for yourself what comfort, convenience and style look like!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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





