

2304, 225 11 Avenue SE  
Calgary, Alberta

MLS # A2255102



## \$284,900

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 500 sq.ft.                                           | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 1                                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                    |               |                   |
| <b>Lot Feat:</b> | -                                                    |               |                   |

|                    |                                                |                   |        |
|--------------------|------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat Torch Membrane, Flat, Metal               | <b>Condo Fee:</b> | \$ 510 |
| <b>Basement:</b>   | -                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Metal Siding                  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

Experience elevated urban living in this stunning one bedroom, one bathroom residence perched high on the 23rd floor. From the moment you enter, you're greeted by soaring 9-foot ceilings and expansive floor-to-ceiling windows that frame sweeping, unobstructed views. Enjoy bright morning light and expansive east-facing views that showcase the city as it comes to life each day. From sunrise to skyline, take in the energy of downtown from the comfort of your own home. The thoughtfully designed open concept layout pairs contemporary finishes with everyday functionality, featuring central air conditioning, in-suite laundry, and a sleek modern kitchen with stainless steel appliances. With an impressive array of amenities, including two fitness centres, guest suites for out of town visitors, and a landscaped rooftop terrace that features picnic areas and barbecues. The exclusive owners' lounge offers a refined setting with a pool table, flat screen TVs, a partial kitchen, and direct access to the +15 network leading you effortlessly to Sunterra Market and beyond - this pet friendly building is designed for those who value convenience and sophistication. Complete with a titled underground parking stall and perfectly positioned on the east end of downtown, this residence offers effortless access to public transit, parks and an endless array of dining, shopping, and entertainment options. Whether you are seeking a vibrant urban lifestyle or an elegant retreat in the city, this home offers the best of both worlds in one of Calgary's most desirable high rise communities.