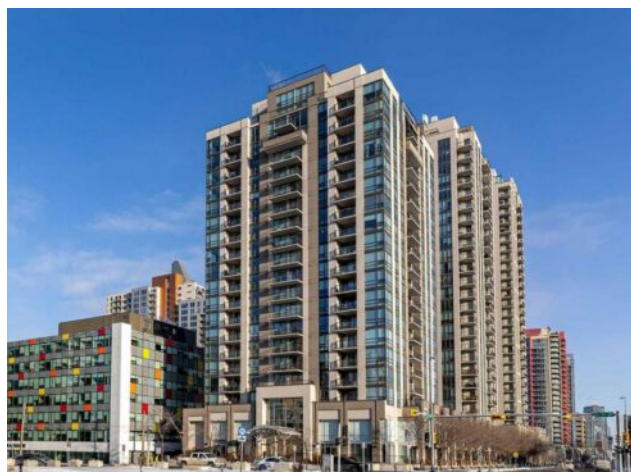


1206, 1110 11 Street SW  
Calgary, Alberta

MLS # A2275963



# \$359,987

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Garage Door Opener, Garage Faces Side, Guest, He		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 766
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Definitely worth the visit. Experience refined living at Stella in this highly desirable 2-bedroom + den, 2-bath residence offering breathtaking, unobstructed downtown views from an exceptional 12th-floor corner location with floor-to-ceiling windows that flood the home with natural light. Concierge service welcomes you at the entrance lobby, while entering your new home with a generous welcoming foyer inspires you to rejoice in your own personality. Look onto the contemporary hardwood and tile flooring, complemented by warm, luxurious carpet in the bedrooms and custom California Closets throughout. The chef-inspired modern design kitchen overlooks the great room and features stainless steel appliances, high-gloss white cabinetry, granite countertops, and a large breakfast island, ideal for entertaining and everyday living. Recently replaced steel facia fridge and insuite stacked washer and dryer set are a true bonus. The primary and second bedrooms are thoughtfully separated by a private den with pocket-door access, and the well-designed ensuite offers a walk-through (Jack and Jill or J & J) shower with convenient access to both bathrooms. Enjoy sweeping views of the Bow River Valley to the west, Nose Hill to the north, and downtown to the east, with a west-facing balcony showcasing stunning mountain vistas. Additional highlights include in-suite laundry, a heated underground parking stall (#207 on P2), a separate storage locker (#28), access to a fitness center and guest lounge, and excellent transit connectivity to all areas of the city - contemporary design and vibrant urban living truly define this exceptional home. Pets are allowed with approval. Handicap accessible with sliding glass shower doors for an option for the walk thru, exquisite shower. Spectacular recent price improvement. Drive buy 1110 11 St SW for your private showing.