

405, 1110 11 Street SW  
Calgary, Alberta

MLS # A2276092



# \$299,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	708 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Walk-In Closet(s)		

Inclusions: 1 Garage Fob, 2 Building Fobs

Welcome to this bright & beautifully designed 1-bedroom plus den home featuring a large west-facing balcony that spans the full width of the unit - relax as you watch the sunset! The open-concept layout is filled with natural light, creating an inviting & airy living space. The kitchen offers granite countertops, crisp white cabinetry & an extended eating bar, making it ideal for cooking, casual meals & entertaining. The spacious living/dining room easily accommodates a full dining table, offering flexibility for both daily living & hosting. The king-sized primary bedroom provides comfort & room to spare & the cheater ensuite boasts a soaker tub & separate shower. Imagine working from home in your den that overlooks the balcony through floor-to-ceiling windows & is generously sized to fit a queen bed, making it an excellent guest room, office, or multipurpose space. Located in a well-constructed concrete building, this home features durable vinyl plank flooring, adding style & practicality. Included is one titled underground parking stall & a separate storage locker for added convenience. Residents enjoy an impressive array of amenities, including concierge service, a fitness centre, a guest suite, a social room, & underground visitor parking. All of this is just steps from grocery stores, boutique shopping, restaurants, coffee shops, & pubs&mdash;offering an unbeatable urban lifestyle. Welcome home! You&rsquo;ll love living here!!!