

1609, 1110 11 Street SW  
Calgary, Alberta

MLS # A2278838



**\$275,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	528 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

Welcome to elevated urban sophistication on the 16th floor of the prestigious Stella complex, located at 1110 11 St SW. This stunning 1-bedroom, 1-bathroom residence offers the pinnacle of downtown living, blending high-altitude tranquility with the vibrant energy of Calgary's Beltline. Perched high above the city, Unit 1609 immediately impresses with an abundance of natural light cascading through expansive floor-to-ceiling windows that frame breathtaking panoramic views of the skyline. The open-concept layout is masterfully designed to create a seamless flow between the living and dining areas. The efficient galley-style kitchen features warm wood cabinetry, sleek granite countertops, a premium stainless steel appliance package, and a functional island/breakfast bar that serves as a perfect transition for casual dining or entertaining. The living and dining space allows for versatile furniture arrangements, while the private balcony provides a quiet outdoor sanctuary to enjoy the city vistas. The primary bedroom is a true retreat, generously proportioned and featuring a covered walk-in closet that provides exceptional organization and storage. For maximum convenience, the unit includes a discreetly placed in-suite stacked laundry center. Living at Stella means enjoying a lifestyle defined by executive-class amenities and security. Residents benefit from a 24-hour concierge and on-site security service, ensuring a safe and welcoming environment at all times. The building's fitness facilities are second to none, featuring a state-of-the-art gym and steam rooms, while the designer's entertainment room and lushly landscaped private courtyard provide ideal spaces for socializing. This unit comes complete with a secure underground heated parking stall and a private assigned storage locker. The location is truly unbeatable, offering

a world-class walk score just steps from the Kirby CTrain Station, boutique shopping, and the trendy restaurants and cafes of 17th Avenue. Whether you are a professional seeking a sophisticated home close to the office or an investor looking for a premium property in a high-demand concrete tower, this 16th-floor gem represents an extraordinary opportunity. From the floor-to-ceiling glass to the high-end finishes and the comprehensive building amenities, every detail of this home has been curated for comfort and style. Experience the best of the Beltline and make this sky-high sanctuary in your new urban home. Schedule your private viewing today to fully appreciate the views, the quality, and the lifestyle that only a high-floor unit at Stella can provide.