

**803, 1110 11 Street SW**  
**Calgary, Alberta**

**MLS # A2272291**



**\$279,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 544 sq.ft.                         | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                 |                   |        |
|--------------------|-----------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central, Natural Gas                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                               | <b>Condo Fee:</b> | \$ 449 |
| <b>Basement:</b>   | -                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                        | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | -                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

DOWNTOWN IN 2 MINS!! PRIME BELTLINE LOCATION!! 1 BED + BONUS OFFICE!! 1 BATH!! WALK-IN CLOSET!! BALCONY OFF LIVING & BEDROOM!! Urban living just got smarter. Welcome to Stella&mdash;where smart layout meets unbeatable location! This 1 bed, 1 bath condo offers an airy open plan with a modern kitchen flowing into your dining and living area. Step out onto your PRIVATE BALCONY from either the living room or the bedroom &mdash; perfect for morning coffee or evening wine. The BEDROOM FEATURES A WALK-IN CLOSET that leads straight into a stylish 4pc bath&mdash;accessible for guests too! There&rsquo;s also a SEPARATE OFFICE ROOM tucked thoughtfully into the layout&mdash;an unexpected addition in the center of the unit that offers just the right amount of privacy for work or study. Caf&eacute;s, restaurants, nightlife, and transit&mdash;all just steps away. FOR THOSE WHO WANT LOCATION, LIFESTYLE, AND A LITTLE BIT OF UNEXPECTED CHARM&mdash;THIS ONE'S FOR YOU!