

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

**MLS # A2259460**



**\$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—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 — perfect for morning coffee or evening wine. The **BEDROOM FEATURES A WALK-IN CLOSET** that leads straight into a stylish 4pc bath—accessible for guests too! There’s also a **SEPARATE OFFICE ROOM** tucked thoughtfully into the layout—an unexpected addition in the center of the unit that offers just the right amount of privacy for work or study. Cafés, restaurants, nightlife, and transit—all just steps away. **FOR THOSE WHO WANT LOCATION, LIFESTYLE, AND A LITTLE BIT OF UNEXPECTED CHARM—THIS ONE’S FOR YOU!**