

**1109, 1110 11 Street SW**  
**Calgary, Alberta**

**MLS # A2294719**



**\$249,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	524 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>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 464
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

This beautiful WELL-MAINTAINED condo offers a stylish OPEN - CONCEPT layout designed for both everyday living and entertaining. The kitchen features granite countertops and an oversized eating bar that flows seamlessly into the dining nook and living area. ENGINEERED HARDWOOD flooring throughout the main living spaces adds a modern yet HOMEY finish. Step outside to your covered balcony with solid sides &mdash; a PRIVATE outdoor space you can truly enjoy year-round. Inside the bedroom, LARGE WINDOWS showcase downtown city lights, while the WALK-THROUGH CLOSET leads to the cheater ensuite. This unit includes a NEW UPGRADED BOSCH IN-SUITE washer/dryer set, AIR CONDITIONING, a UNDERGROUND TITLED PARKING STALL, and a STORAGE LOCKER located in the heated underground parkade. The building is exceptionally WELL RUN and offers a full suite of amenities, including 24-HOUR CONCIERGE ensuring security, a fully equipped GYM, party room, large BIKE STORAGE AREA, guest suites, and underground VISITOR parking. Located in one of Calgary's most vibrant inner-city neighbourhoods, you're surrounded by some of the city's best restaurants, cafes, and nightlife, with trendy 17th Avenue just steps away. CO-OP is only ONE BLOCK OVER for everyday convenience and groceries, while nearby parks and the Bow River pathway system make it easy to enjoy an active, outdoor lifestyle. It also has excellent access to transit and major routes &mdash; including Bow Trail for quick escapes west to the mountains. This is a well-maintained condo in a prime inner-city location, offering lifestyle, convenience, and long-term value.