

701, 1110 11 Street SW
Calgary, Alberta

MLS # A2351877

\$245,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Electric Gate, Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Recreation Facilities		

Inclusions: Dining room hutch

Welcome to Stella, where contemporary sophistication meets the convenience of vibrant inner-city living in Calgary's sought-after Beltline community. This beautifully maintained and refreshed 536 sq. ft. condo offers a thoughtfully designed, open-concept floor plan featuring 1 bedroom, 1 bathroom, a dedicated desk area, and spectacular 7 th floor views. Step inside to discover a bright, inviting interior filled with natural light from expansive windows. Recent updates include newer power blinds, New washer/dryer (2025) & remodel of the tub/shower. The modern kitchen showcases sleek, high-gloss white cabinetry, granite countertops, stainless steel appliances and a functional island with breakfast bar seating. The adjoining dining and living areas provide an ideal setting for everyday living and entertaining, complemented by impressive views of Calgary's downtown skyline. Step outside onto your private balcony, perfect for morning coffee, summer BBQs, or simply relaxing while taking in the surrounding cityscape. The comfortable bedroom retreat offers beautiful east-facing city views, walk through closets and a blackout blind for added privacy and comfort. A dedicated desk area provides a convenient space for working from home or managing everyday tasks. The well-appointed bathroom features a Tub/ Shower combo , stacked laundry to maximize functionality in this move-in-ready residence. Residents of this pet-friendly building enjoy an impressive collection of amenities, including a fully equipped fitness centre, relaxing steam room, spacious party/ meeting room, 2 guest suites , bicycle storage, visitor parking, and 24/7 concierge and security services. Completing this exceptional offering is a titled, heated underground parking stall and an assigned storage locker. Perfectly positioned in the heart of the Beltline, Stella places you just steps

from the trendy restaurants, caf  s, boutique shopping, and vibrant nightlife of 17th Avenue SW. Enjoy convenient access to Co-op Midtown Market, nearby parks and green spaces, scenic river pathways, downtown offices, and the Downtown West–Kerby C-Train station. Whether walking, cycling, commuting, or enjoying Calgary’s dynamic urban lifestyle, everything you need is right at your doorstep. Offering an exceptional combination of location, lifestyle, modern updates, and outstanding amenities, this stylish residence presents a wonderful opportunity for professionals, urban lifestyle enthusiasts, or investors seeking a desirable inner-city property. Experience elevated Beltline living at Stella!