

1207, 1110 11 Street SW
Calgary, Alberta

MLS # A2172857



\$293,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	537 sq.ft.	Age:	2006 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Off Street, Parkade, Paved, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Fan Coil, Forced Air

Water: -

Floors: Carpet, Tile

Sewer: -

Roof: -

Condo Fee: \$ 430

Basement: -

LLD: -

Exterior: Concrete, Metal Frame

Zoning: CC-X

Foundation: Piling(s), Poured Concrete

Utilities: -

Features: Breakfast Bar, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s)

Inclusions: N/A

HIGHLIGHTS: New Carpet, 12th Floor, City Views, Titled underground Parking, Concierge, Fitness Centre. **WRITE-UP:** Welcome to this well-maintained 1 bedroom, 1 bathroom condo in the heart of West Downtown. With approximately 540 sq. ft of living space, this unit is perfect for investors or first-time home buyers. The open-concept design allows natural light to flow through the living area, seamlessly connecting to the kitchen, featuring stainless steel appliances, granite countertops, and plenty of cabinet space. The spacious bedroom includes a walk-through closet leading to a modernized bathroom. Additional highlights include in-suite laundry, large bedroom windows, and great city views along the balcony. This building offers fantastic amenities, including a fitness center, lounge area, and private courtyard. The unit also includes titled parking and a storage locker for extra convenience. Located within walking distance of shops, cafes, restaurants, and public transportation, this condo offers both comfort and convenience in a prime downtown location. Immediate possession is available upon request.