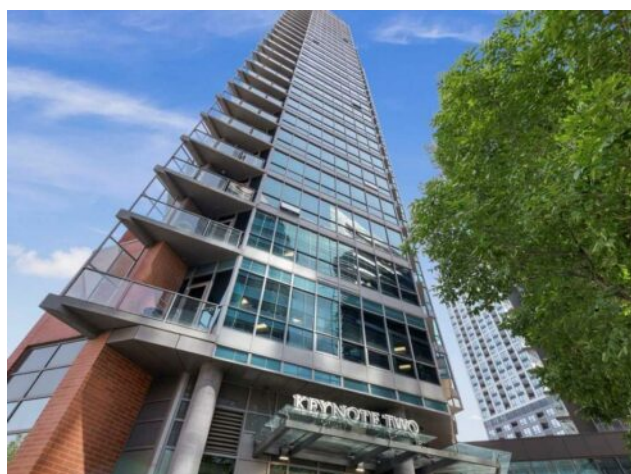


**2605, 225 11 Avenue SE  
Calgary, Alberta**

**MLS # A2231916**



**\$425,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	771 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 709
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

Soak in the incredible skyline from this spectacular 26th-floor corner suite, nestled in the heart of Calgary's vibrant Beltline. Designed for those who appreciate breathtaking views, this home is wrapped in floor-to-ceiling windows, offering an impressive 180-degree panorama facing south and east. From vibrant city lights to sunrise vistas, every room showcases the dynamic beauty of urban living, including front-row views of the brand-new Scotia Place and the exciting, soon-to-be Calgary Entertainment District. Your new downtown condo will be the hub for your friends & family to gather before a night out on the town! With concerts, festivals, theatre, nightlife, and professional sports just minutes away, you're perfectly positioned to take full advantage of everything this energetic city core has to offer. From morning strolls for coffee to evening events or impromptu dinners, every day here feels effortlessly connected. This bright and airy two-bedroom residence offers the perfect balance of style, comfort, and functionality. The open-concept kitchen is a showpiece, complete with gleaming quartz countertops, crisp white cabinetry, premium stainless-steel appliances, and striking modern light fixtures. The neutral, contemporary palette enhances the spacious feel of the home and brings a calm, refined ambiance to your everyday life and is an ideal space for young professionals to entertain. The spacious primary bedroom is a peaceful retreat featuring a private 4-piece ensuite with luxurious finishes, including quartz surfaces and a deep tub/shower combo for a relaxing end to your day. A second bedroom provides additional flexibility and is perfect for guests, a home office, or a roommate. This room conveniently has a cheater door to the spa-influenced 3-piece bathroom with a large glass-enclosed shower. This corner unit not only offers maximum

privacy & separation between sleeping spaces but also delivers the ultimate urban lifestyle. The building offers resort-inspired amenities, including a full spa area with hot tub, a state-of-the-art weight room, separate cardio studio, and exclusive access to the chic Market Bar. Step out onto the beautifully designed rooftop terrace to unwind or entertain with friends on warm summer nights. Daily convenience is seamless here. Enjoy direct indoor access to Sunterra Market and Starbucks through the +15-walkway system, no need to brave the elements in winter. Morning coffee runs & grocery pickups have never been easier. The suite also includes titled underground parking and secure titled storage for added peace of mind. When July arrives, you'll have your own private viewing experience of the Stampede fireworks and the excitement of Calgary's biggest festival without ever leaving home. Walking distance to all nearby amenities including shopping, pubs, transit, and restaurants of every variety. This refined & modern condo combines the best of location, lifestyle, and design to offer an elevated downtown experience like no other!