

**604, 1110 11 Street SW
Calgary, Alberta****MLS # A2251838****\$369,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	911 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Other, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Storage		

Inclusions: N/A

MUST SEE! This bright and beautiful 2-bed, 2-bath + den SW CORNER unit has been freshly painted so you can simply move in and enjoy the urban lifestyle. The large main living area can accommodate a variety of furniture arrangements which can include a dining table for hosting fiends and family. You'll love entertaining too, because everything is centred around the kitchen highlighted by a large island, granite countertops and stainless steel appliances. Enjoy the setting sun shining through the floor-to-ceiling windows or on the west-facing balcony. Both bedrooms also feature those floor-to-ceiling windows and boast their own walk-in closets too. The primary bedroom even has a completely private full ensuite bathroom, while the second full bathroom accommodates for guests or could be perfect for a roommate if you wanted one. Whether you need a home office, art studio, reading nook or study space the versatile den offers a designated area for anything you might need. This offering also includes a heated and secure titled underground parking spot, as well as a conveniently located storage locker. With a full gym in the building you might not need to leave, but when you do this location is a short walk to some of Calgary's best shopping, restaurants, bars, lounges and Calgary's extensive river pathway system. Now's your chance to own in the heart of Calgary. **DON'T MISS OUT!**