

**1303, 1111 10 Street SW
Calgary, Alberta****MLS # A2253289****\$324,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 377
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Welcome to BELTLINE living at its best. This 1 BEDROOM PLUS DEN home combines a modern layout with thoughtful upgrades, CITY VIEWS, and access to full building amenities—ideal for first-time buyers, professionals, or investors. A PRIVATE FOYER sets a welcoming tone and enhances privacy. The ENCLOSED DEN offers valuable flexibility as a home office, study, or storage space, while the TECH DESK provides a dedicated spot for working from home or catching up on emails. The open concept design connects a modern KITCHEN with the central dining and living areas. Featuring a PENINSULA WITH EATING BAR, STONE COUNTERTOPS, NEW FRIDGE, STAINLESS STEEL APPLIANCES, GAS COOKTOP AND OVEN, and a GARBURATOR, the kitchen is equally functional and stylish. LARGE PATIO SLIDERS extend the living room onto A GENEROUS BALCONY with SWEEPING DOWNTOWN VIEWS—an inviting space to relax or entertain. The primary bedroom also enjoys direct access to the balcony, filling the room with natural light and cityscape views. A WALKTHROUGH CLOSET leads to a 4-PIECE BATHROOM, creating a convenient cheater ensuite design. Additional features include IN-SUITE LAUNDRY, CENTRAL AIR CONDITIONING, FRESH PAINT, and recently cleaned carpet. Parking is easy with a TITLED STALL ideally located on P1. Residents of this sought-after building enjoy access to EXTENSIVE AMENITIES: two guest suites, an OWNER’S LOUNGE, FITNESS CENTRE, YOGA STUDIO, STEAM ROOM, ZEN COURTYARD, BIKE STORAGE, guest parking, and a FULL-TIME CONCIERGE (no more lost packages!). Located just steps to the Sunalta LRT Station, the 11th Avenue Co-op, restaurants, coffee shops, and downtown pathways, this home offers unmatched

connectivity and urban lifestyle convenience. Whether you are looking for a comfortable place to call home or a reliable investment property, this Beltline condo delivers the perfect balance of function, style, and location.