

**1309, 1110 11 Street SW  
Calgary, Alberta****MLS # A2271567****\$276,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	536 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Central, Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 464
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Heating Paid For, Water Paid For
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Fridge, stove, microwave, curtains & blinds, washer & dryer

A bright and thoughtfully designed 1-bedroom condo offering incredible value in one of downtown's most walkable locations. This modern home features an open-concept layout, floor-to-ceiling windows, and a private balcony with sweeping city views. The kitchen includes sleek cabinetry, stone counters, and a full appliance package, while the spacious bedroom easily accommodates a queen bed and offers great closet space. Enjoy in-suite laundry, underground parking, and access to outstanding building amenities including a fitness centre, concierge service, residents' lounge, and secure bike storage. With dining, groceries, the river pathways, and the C-Train all steps away, this is urban living at its best. Perfect for first-time buyers, investors, or anyone seeking a low-maintenance lifestyle in the heart of Calgary.