

**1309, 1110 11 Street SW
Calgary, Alberta**

MLS # A2271567

\$276,900



Heating: Boiler, Central, Fan Coil, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 464

Basement: -

LLD: -

Exterior: Concrete

Zoning: CC-X

Foundation: Poured Concrete

Utilities: Heating Paid For, Water Paid For

Features: 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.