

**1609, 1110 11 Street SW
Calgary, Alberta****MLS # A2278838****\$275,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	528 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Welcome to elevated urban sophistication on the 16th floor of the prestigious Stella complex, located at 1110 11 St SW. This stunning 1-bedroom, 1-bathroom residence offers the pinnacle of downtown living, blending high-altitude tranquility with the vibrant energy of Calgary's Beltline. Perched high above the city, Unit 1609 immediately impresses with an abundance of natural light cascading through expansive floor-to-ceiling windows that frame breathtaking panoramic views of the skyline. The open-concept layout is masterfully designed to create a seamless flow between the living and dining areas. The efficient galley-style kitchen features warm wood cabinetry, sleek granite countertops, a premium stainless steel appliance package, and a functional island/breakfast bar that serves as a perfect transition for casual dining or entertaining. The living and dining space allows for versatile furniture arrangements, while the private balcony provides a quiet outdoor sanctuary to enjoy the city vistas. The primary bedroom is a true retreat, generously proportioned and featuring a covered walk-in closet that provides exceptional organization and storage. For maximum convenience, the unit includes a discreetly placed in-suite stacked laundry center. Living at Stella means enjoying a lifestyle defined by executive-class amenities and security. Residents benefit from a 24-hour concierge and on-site security service, ensuring a safe and welcoming environment at all times. The building's fitness facilities are second to none, featuring a state-of-the-art gym and steam rooms, while the designer's entertainment room and lushly landscaped private courtyard provide ideal spaces for socializing. This unit comes complete with a secure underground heated parking stall and a private assigned storage locker. The location is truly unbeatable, offering

a world-class walk score just steps from the Kirby CTrain Station, boutique shopping, and the trendy restaurants and cafes of 17th Avenue. Whether you are a professional seeking a sophisticated home close to the office or an investor looking for a premium property in a high-demand concrete tower, this 16th-floor gem represents an extraordinary opportunity. From the floor-to-ceiling glass to the high-end finishes and the comprehensive building amenities, every detail of this home has been curated for comfort and style. Experience the best of the Beltline and make this sky-high sanctuary in your new urban home. Schedule your private viewing today to fully appreciate the views, the quality, and the lifestyle that only a high-floor unit at Stella can provide.