



**DJ Golden**  
**REAL ESTATE**

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**1304, 1110 11 Street SW**  
**Calgary, Alberta**

**MLS # A2212436**



**\$420,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	934 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil, Natural Gas

**Floors:** Tile, Vinyl

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 744

**LLD:** -

**Zoning:** CC-X

**Utilities:** -

**Inclusions:** none

Rare find in this highly regarded Building. A large corner unit ( almost 1000 sq.ft ) with floor to ceiling windows and unobstructed views to the west and south make this home bright and inviting. 2 bedroom, 2 full baths plus a cozy den / office .This spacious suite offers a large kitchen with granite counter-top island , plenty of cupboard and counterspace plus a large open living room . New high-end luxury vinyl plank flooring , new appliances ,and a freshly painted interior complete this almost new luxury suite . A titled parking stall is included and a secure storage locker . The Stella is located minutes from the downtown Core , walking distance to shopping, restaurants ,transit .This is a must- see condominium