

# \$274,900 - 2304, 225 11 Avenue Se, Calgary

MLS® #A2255102

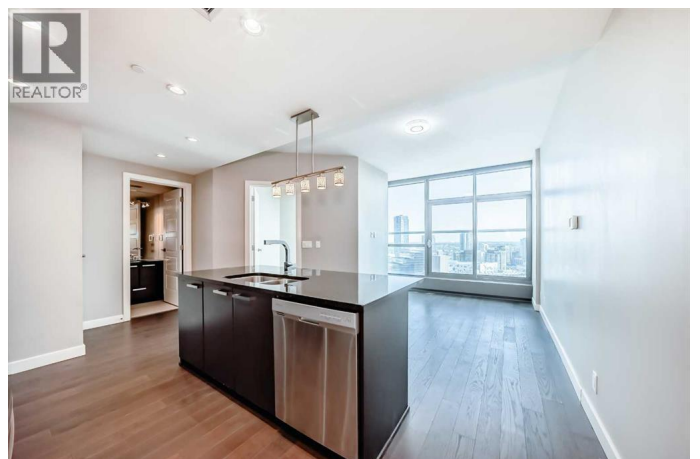
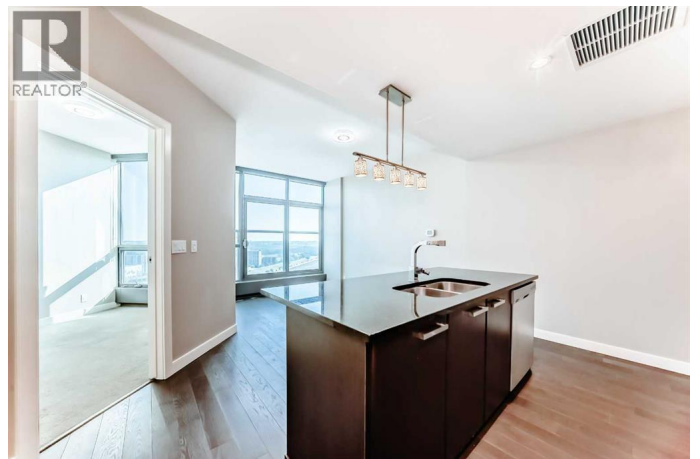
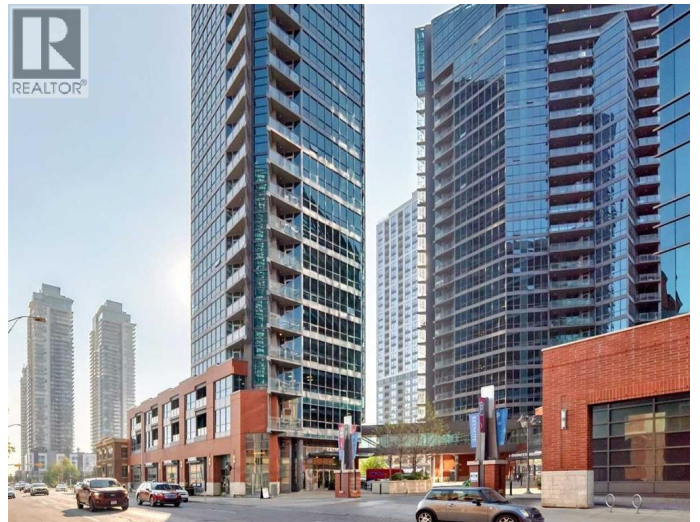
**\$274,900**

1 Bedroom, 1.00 Bathroom, 500 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

HUGE price improvement! Experience elevated urban living in this stunning one bedroom, one bathroom residence perched high on the 23rd floor. From the moment you enter, you're greeted by soaring 9-foot ceilings and expansive floor-to-ceiling windows that frame sweeping, unobstructed views. Enjoy bright morning light and expansive east-facing views that showcase the city as it comes to life each day. From sunrise to skyline, take in the energy of downtown from the comfort of your own home. The thoughtfully designed open concept layout pairs contemporary finishes with everyday functionality, featuring central air conditioning, in-suite laundry, and a sleek modern kitchen with stainless steel appliances. With an impressive array of amenities, including two fitness centres, guest suites for out of town visitors, and a landscaped rooftop terrace that features picnic areas and barbecues. The exclusive owners' lounge offers a refined setting with a pool table, flat screen TVs, a partial kitchen, and direct access to the +15 network leading you effortlessly to Sunterra Market and beyond - this pet friendly building is designed for those who value convenience and sophistication. Complete with a titled underground parking stall and perfectly positioned on the east end of downtown, this residence offers effortless access to public transit, parks and an endless array of dining, shopping, and entertainment options. Whether you are seeking a vibrant urban lifestyle or an



elegant retreat in the city, this home offers the best of both worlds in one of Calgary’s most desirable high rise communities.  
(id:6289)

Built in 2013

**Essential Information**

Listing #	A2255102
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Square Footage	500
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	2304, 225 11 Avenue Se
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2G0G3

**Amenities**

Amenities	Schools, Shopping, Exercise Centre, Guest Suite, Party Room
Features	No Smoking Home, Guest Suite, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Baseboard heaters
Cooling	Central air conditioning
# of Stories	29

**Exterior**

Exterior	Brick, Concrete, Metal
Construction	Poured concrete
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



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