

# \$325,000 - 506, 225 11 Avenue Se, Calgary

MLS® #A2137944

**\$325,000**

1 Bedroom, 1.00 Bathroom, 567 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Beautiful END UNIT featuring floor to ceiling windows extending the entire length of the unit allowing in an abundance of natural light and expansive views. This bright, open and functional floorplan offers a modern, well equipped kitchen with granite countertops, center island with eating bar, ample cabinetry and stainless steel appliances opening to the dining area and living room where you can step out onto the balcony and enjoy the SUNNY SOUTH EXPOSURE and have front row seats to the STAMPEDE FIREWORKS. A spacious bedroom, also with wall to wall windows, comes complete with a walk-thru closet to the 4 piece bathroom. Don't overlook the wide-plank laminate flooring, insuite laundry and TITLED parking and storage! This pet friendly and meticulously maintained complex offers EXCEPTIONAL AMENITIES to include a 24 hour gym, spa/hot tub, 2 guest suites, owners lounge with pool table and welcoming lobby. Fantastic location within walking distance to the cities finest restaurants, bars, shops and world class recreation facility. A must see! Condo fee broken down is \$459.50 unit, \$133.54 parking & storage.

Built in 2013

## Essential Information

MLS® #                   A2137944

Price                     \$325,000



Sold Price	\$313,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	567
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

### Community Information

Address	506, 225 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G3

### Amenities

Amenities	Bicycle Storage, Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub
Parking Spaces	1
Parking	Off Street, Parkade, Secured, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	29

### Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete, Metal Siding

### Additional Information

Date Listed	June 4th, 2024
Date Sold	September 27th, 2024
Days on Market	115
Zoning	DC
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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