



# 225 11 Avenue Calgary Alberta

\$330,000

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. (id:6769)

Kitchen 10.50 Ft x 10.00 Ft  
Living room 14.75 Ft x 13.50 Ft  
Dining room 7.75 Ft x 6.33 Ft

Primary Bedroom 14.75 Ft x 12.92 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.joelyyc.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca