



## 225 11 Avenue Calgary Alberta

\$349,900

Nestled in a prime location, this executive apartment boasts a spacious and open floor plan that welcomes you with abundant natural light, creating a warm and inviting atmosphere. The large walk-in closet offers ample storage space, ensuring you can keep your belongings neatly organized. The kitchen is a chef's delight, featuring a convenient kitchen, granite island and top-of-the-line stainless-steel appliances, making meal preparation a breeze. You'll enjoy breathtaking views of the Mountains and the surrounding panorama from the comfort of your own home. This property offers more than just a comfortable living space; it provides access to a variety of amenities. Within close proximity, you'll find tennis courts, the tranquil river, shopping centers, restaurants, and convenient public transportation options, ensuring you have everything you need right at your doorstep. Extremely well maintained and recently refreshed with a new coat of paint it is ensuring that you can move in with peace of mind and start enjoying the apartment immediately. Additionally, the well-maintained building features a fitness center, residents lounge, guest suites and a welcoming lobby, adding an extra layer of convenience and luxury to your lifestyle. Beyond the building, the neighborhood offers a vibrant community with a mix of cultural attractions and recreational activities. Explore nearby parks for leisurely strolls or invigorating jogs, savor a diverse array of dining experiences within walking distance, and enjoy the convenience all nearby facilities. This apartment presents an opportunity to embrace a lifestyle that seamlessly combines comfort, style, and convenience. Don't miss out on this remarkable residence; it's an investment in a lifestyle you'll cherish for years to come! Call to book your private tour today and make it your new home this Christmas! (id:6769)

Living room 20.42 Ft x 16.25 Ft

Kitchen 14.67 Ft x 8.25 Ft

Foyer 7.17 Ft x 4.67 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft

Bedroom 12.08 Ft x 14.67 Ft

Listing Presented By:



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(CENTRAL)**

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