# \$314,900 - 1303, 1111 10 Street Sw, Calgary

MLS® #A2253289

### \$314,900

1 Bedroom, 1.00 Bathroom, 583 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to BELTLINE living at its best. This 1 BEDROOM PLUS DEN home combines a modern layout with thoughtful upgrades, CITY VIEWS, and access to full building amenitiesâ€"ideal for first-time buyers, professionals, or investors. A PRIVATE FOYER sets a welcoming tone and enhances privacy. The ENCLOSED DEN offers valuable flexibility as a home office, study, or storage space, while the TECH DESK provides a dedicated spot for working from home or catching up on emails. The open concept design connects a modern KITCHEN with the central dining and living areas. Featuring a PENINSULA WITH EATING BAR, STONE COUNTERTOPS, NEW FRIDGE, STAINLESS STEEL APPLIANCES, GAS COOKTOP AND OVEN, and a GARBURATOR, the kitchen is equally functional and stylish. LARGE PATIO SLIDERS extend the living room onto A GENEROUS BALCONY with SWEEPING DOWNTOWN VIEWSâ€"an inviting space to relax or entertain. The primary bedroom also enjoys direct access to the balcony, filling the room with natural light and cityscape views. A WALKTHROUGH CLOSET leads to a 4-PIECE BATHROOM, creating a convenient cheater ensuite design. Additional features include IN-SUITE LAUNDRY, CENTRAL AIR CONDITIONING, FRESH PAINT, and recently cleaned carpet. Parking is easy with a TITLED STALL ideally located on P1. Residents of this sought-after building enjoy access to EXTENSIVE AMENITIES: two guest suites, an







OWNERS' LOUNGE, FITNESS CENTRE, YOGA STUDIO, STEAM ROOM, ZEN COURTYARD, BIKE STORAGE, guest parking, and a FULL-TIME CONCIERGE (no more lost packages!). Located just steps to the Sunalta LRT Station, the 11th Avenue Co-op, restaurants, coffee shops, and downtown pathways, this home offers unmatched connectivity and urban lifestyle convenience. Whether you are looking for a comfortable place to call home or a reliable investment property, this Beltline condo delivers the perfect balance of function, style, and location.

#### Built in 2012

#### **Essential Information**

MLS® # A2253289 Price \$314,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 583 Acres 0.00

Year Built 2012

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1303, 1111 10 Street Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 1E3

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Secured

Parking, Storage, Visitor Parking, Recreation Room

Parking Spaces

Heated Garage, Parkade, Titled, Underground

Interior

**Parking** 

Interior Features Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home,

Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop,

Refrigerator, Washer, Window Coverings

Heating Natural Gas, Fan Coil

Cooling Central Air

# of Stories 30

**Exterior** 

Exterior Features Courtyard

Lot Description Views

Roof Tar/Gravel

Construction Concrete, Stone, Stucco

Foundation Poured Concrete

**Additional Information** 

Date Listed September 4th, 2025

Days on Market 55

Zoning CC-X

**Listing Details** 

Listing Office eXp Realty

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