

Residential [1110 11 Street SW # 809 Calgary, AB T2R 1S5](#)
Active [A1041840](#)

DOM: 9 **LP:** \$248,000.00
CDOM: 9 **OP:** \$248,000.00



PD:
Class: Apartment
County: Calgary
Type: High Rise (5+ stories)
Levels: Single Level Unit
Year Built: 2005
LINC#: [0031905160](#)
Arch Style:
Possession: By Date Specified, Negotiable 11/20/2020
Lot Dim:
Legal Pln: 0613286 **Blk:** 061328 **Lot:**
Land Use: CC-X **Tax Amt/Yr:** \$1,542.00/2020
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** W
Restrict: Board Approval, Pet Restrictions or Board approval Required

10/14/2020 : NEW

Public Remarks: Welcome to the Stella! This condo features 536 sqft of living quarters with Titled parking! This 1 bed, 1 bath unit, features ... of living quarters, located on the 8th floor. This open concept unit is complete with laminate flooring throughout, granite counters, stainless steel appliances, in suite laundry, large master bedroom with walk thru closet into your four piece bath and east facing balcony. The Stella offers 24 hour concierge, guest suite, gym with steam room , bike storage and a games room/lounge. The Stella is within walking distance to 17th Avenue and all the shops and amenities associated with downtown urban living. The Stella is located across from the co-op Midtown Market and Connaught school . This condo is in move in ready for the next buyer to enjoy.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 1	Main: 50	Mtr2	536	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 3	Total AG: 50	Mtr2	536	SqFt

Property Information

Basement: None **Lndry Feat:** In Unit
Heating: Hot Water, Natural Gas **Cooling:** Central Air
Construction: Concrete, Stucco **Fireplaces:** 0
Foundation: Poured Concrete **Flooring:** Ceramic Tile, Laminate
Exterior Feat: None **Fencing:** None
Roof Type: Tar/Gravel **Balcony:** Balcony(s)
Parking: Parkade, Titled, Secured, Underground
Features: Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)
Comm Feature: Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Street Lighting
Appliances: Dishwasher, Dryer, Electric Stove, Garburator, Washer, Window Coverings
Other Equip: None

Condo Information

Condo Name: Stella **Condo Fee:** \$384/Monthly
Condo Type: Conventional **Post Tension:** No **HOA:**
Mgmt Co/Ph: Parterre Property Services Inc/403-241-2162 **Floor #:** 8
Prk Plan Type: Titled **Total Floors:** 20
Legal Desc: 0613286/64 **Prk Stall #:** 300 **Common Walls:** 2+ Common Walls
Legal Park: 0613286/300 **Storage Type:** In Unit **Unit Exposure:** E
Legal Stor: **Locker #:**
Total Units: 165 **Registrd Size:** 54.7/588.78 **Unit Factor:** 23
Fee Includes: Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Security, Sewer, Snow Removal, Water **Prk Unit Factor:** 1
Reg Size Incl: Interior Above Grade, Wall Thickness
Assoc Amen: Elevator(s), Fitness Center

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	11`3" x 8`3"	Living	Main	17`0" x 11`0"
Laundry	Main	2`6" x 2`6"	Mstr Bed	Main	10`9" x 7`7"
4pc Bathroom	Main	0`0" x 0`0"			3.28M x 2.31M

Agent & Office Information

List REALTOR@: [Mark Evernden](#) evernden.mark@gmail.com **Phone:** 403-829-3776
List Firm: [CENTURY 21 BAMBER REALTY LTD.](#) **Phone:** 403-245-0773
Appt: Please give 24 hours notice as Tenant Occupied
Showing Contact: Mark D Evernden **Phone:** 403-829-3776
Comm: 3.5% on the first \$100k; 1.5% on the BOSP **List Date:** 10/14/2020

LB Type: SentiLock
LB Information: Lockbox at front desk with Security
Owner Name: Kurji
Occupancy: Vacant
Exclusion: No
Member Rmks: PLEASE USE SHOWING TIME FOR ALL REQUESTS! Please give notice. Contact Mark (403)829-3776 and email all offers to evernden.mark@gmail.com. **All deposits must be certified funds payable to Century 21 Bamber Realty in trust as per client's instructions

Ownership: Private
Occupant Nm:
SRR: No

Expiry Dt: 02/28/2021
With Dt:

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).