

\$274,900 - 2304, 225 11 Avenue Se, Calgary

MLS® #A2255102

\$274,900

1 Bedroom, 1.00 Bathroom, 500 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

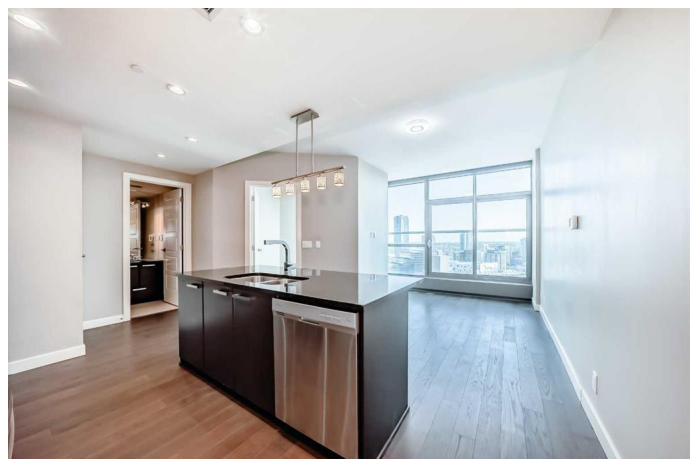
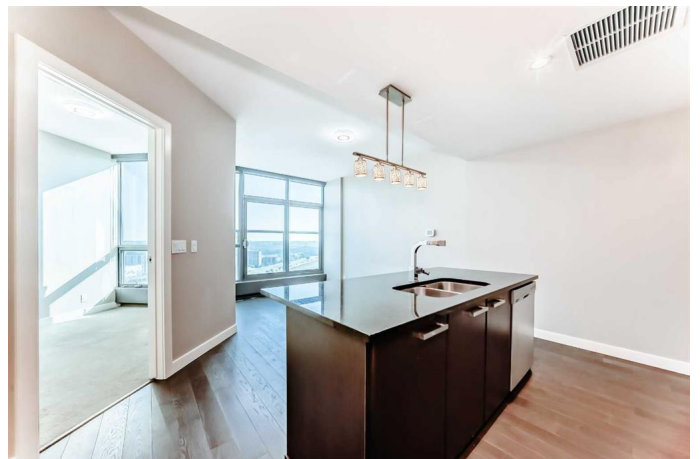
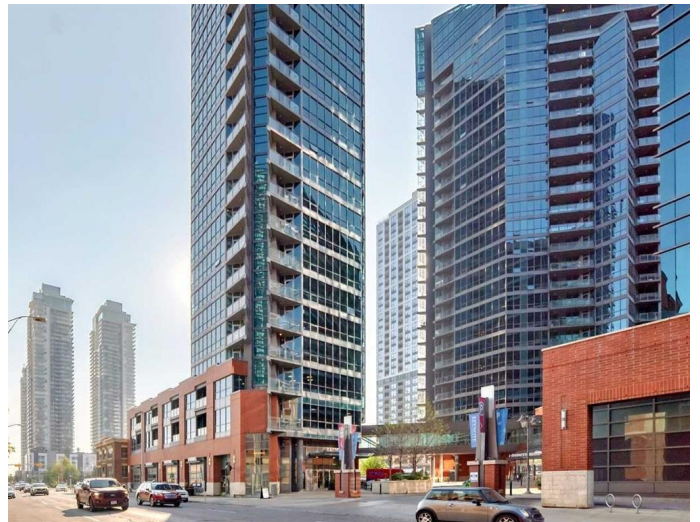
HUGE price improvement! Experience elevated urban living in this stunning one bedroom, one bathroom residence perched high on the 23rd floor.

From the moment you enter, youâ€™re greeted by soaring 9-foot ceilings and expansive floor-to-ceiling windows that frame sweeping, unobstructed views. Enjoy bright morning light and expansive east-facing views that showcase the city as it comes to life each day. From sunrise to skyline, take in the energy of downtown from the comfort of your own home.

The thoughtfully designed open concept layout pairs contemporary finishes with everyday functionality, featuring central air conditioning, in-suite laundry, and a sleek modern kitchen with stainless steel appliances.

With an impressive array of amenities, including two fitness centres, guest suites for out of town visitors, and a landscaped rooftop terrace that features picnic areas and barbecues. The exclusive ownersâ€™ lounge offers a refined setting with a pool table, flat screen TVs, a partial kitchen, and direct access to the +15 network leading you effortlessly to Sunterra Market and beyond - this pet friendly building is designed for those who value convenience and sophistication.

Complete with a titled underground parking stall and perfectly positioned on the east end



of downtown, this residence offers effortless access to public transit, parks and an endless array of dining, shopping, and entertainment options. Whether you are seeking a vibrant urban lifestyle or an elegant retreat in the city, this home offers the best of both worlds in one of Calgary’s most desirable high rise communities.

Built in 2013

Essential Information

MLS® #	A2255102
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2304, 225 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G3

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Picnic Area, Roof Deck, Secured Parking, Trash
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	29

Exterior

Exterior Features	Courtyard, Outdoor Grill
Roof	Flat Torch Membrane, Flat, Metal
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	27
Zoning	DC

Listing Details

Listing Office	CIR Realty
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