



THE
A-TEAM

**RE/MAX
FIRST**

638 11 Avenue #310, Calgary T2R 0E2

MLS® #: **A2110780**

Area: **Beltline**

Listing Date: **03/01/24**

List Price: **\$529,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,271**
Low Sqft:
Ttl Sqft: **1,271**

Access:
Lot Feat:
Park Feat:

Parkade, Underground

DOM

79

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Multi Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **In Floor, Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Concrete, Stucco, Wood Frame**
Flooring: **Carpet, Laminate, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Track Lighting**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`0" x 10`4"
Bedroom - Primary	Second	11`11" x 14`0"
4pc Bathroom	Main	5`2" x 9`11"
Balcony	Main	22`3" x 9`3"

Room	Level	Dimensions
Living/Dining Room Combination	Main	19`3" x 21`11"
Bedroom	Second	9`7" x 10`4"
4pc Ensuite bath	Second	4`11" x 8`11"

Legal/Tax/Financial

Condo Fee:
\$560

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X (Centre City Mixed U

Legal Desc: **0311883**

Remarks

Pub Rmks: **Nestled in the trendy Beltline neighborhood renowned for its hip ambiance, this residence is surrounded by a plethora of amenities and entertainment options just minutes away. This unique, TWO LEVEL condo has easy access to shopping, dining, health and fitness facilities, professional services, and public transit, enhancing the convenience of urban living. One of the standout features of this property is its distinctive CC-X zoning, permitting both RESIDENTIAL and COMMERCIAL use. This unique zoning offers versatile options, providing an array of possibilities for the owner. The property boasts low condo fees, making it an attractive component to downtown living. Step into the upgraded kitchen, where stainless steel appliances, granite countertops and modern accents combine to create a functional and aesthetically pleasing space. Meticulously cared for, the property ensures a comfortable and inviting living environment, featuring an open-concept floor plan flooded with natural light, creating a spacious and welcoming ambiance. Relax and enjoy the city views from the two oversized balconies, providing outdoor spaces for leisure. Professionally managed, the property ensures ease of ownership, offering peace of mind to residents. A titled parking spot in the underground parkade adds to the property's appeal, a valuable amenity in this urban setting. The separate access to the SECOND LEVEL (4th floor) introduces versatility, suitable for various living and working arrangements. Perfect for individuals or businesses seeking a distinctive and adaptable space, this condo at The Lincoln is an excellent property that seamlessly combines modern living, flexible usage options, and a prime location within Calgary's Beltline neighborhood. Don't miss out on the opportunity to make The Lincoln your urban haven! Please note the use of virtual staging. Have a wonderful day!**

Inclusions:
Property Listed By: **n/a**
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





