

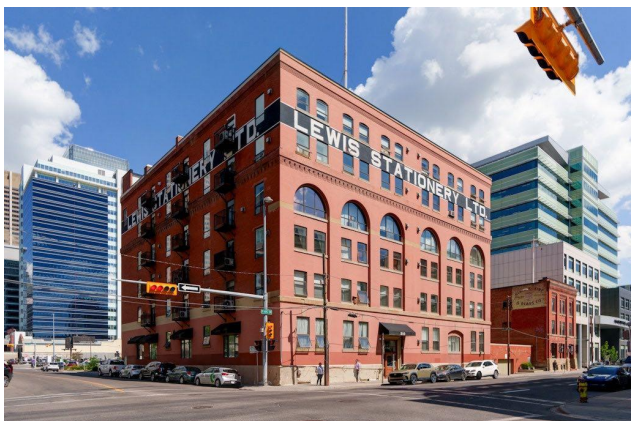


THE A-TEAM

RE/MAX FIRST

240 11 Avenue #306, Calgary T2R 0C3

MLS®#: A2153961 Area: Beltline Listing 07/31/24 List Price: \$439,000
Status: Active County: Calgary Change: -\$10k, 30-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1911
Finished Floor Area: 872
Abv Sqft: 872
Low Sqft:
Ttl Sqft: 872

Access:
Lot Feat:
Park Feat: Parkade, Secured, Stall, Underground

DOM: 143
Layout:
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Loft/Bachelor/Studio
Parking:
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard, Hot Water
Sewer:
Ext Feat: None
Construction: Brick, Concrete
Flooring: Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: High Ceilings, Open Floorplan, Pantry
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Ensuite bath, Kitchen, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$639 Title: Fee Simple Zoning: CC-X

Fee Freq:
Monthly

Legal Desc: **9511752**

Remarks

Pub Rmks: **New York warehouse style loft centrally located in the heart of Calgary. The Beltline district is known for its vibrant culture, art galleries, modern restaurants, trendy coffee shops and nightlife. Located within walking distance to the financial Downtown core, 17th Ave, Stampede grounds and the Saddledome. At 872 sq. ft, this spacious loft in the historic Lewis Lofts building offers unique, character features such as brick, wood beams, exposed piping and high ceilings. The condo comes with 1 parking stall in the heated underground parkade (stall #1) and a storage locker (#30) conveniently located within close proximity to the elevator. Building amenities include bike storage, a large outdoor courtyard with a gazebo and a resident BBQ. This space is ready for your vision with so much potential. The kitchen is well laid out with a huge walk-in pantry or alternatively it can be used for additional storage space. Access to the east facing patio is off of the living room which overlooks the outdoor courtyard and has north views of Downtown. Pets allowed with board approval. Ready for a quick possession, your loft lifestyle awaits!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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

