

240 11 Avenue #306, Calgary T2R 0C3

MLS®#: **A2153961** Area: **Beltline** Listing **07/31/24** List Price: **\$459,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1911**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **872**
 Low Sqft:
 Ttl Sqft: **872**

DOM

49
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
 Garage Sz:

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

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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	6`11" x 20`0"	Dining Room	Main	14`11" x 11`9"
Kitchen	Main	15`0" x 10`7"	Living Room	Main	25`10" x 15`6"
Bedroom - Primary	Main	11`0" x 11`0"			

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