

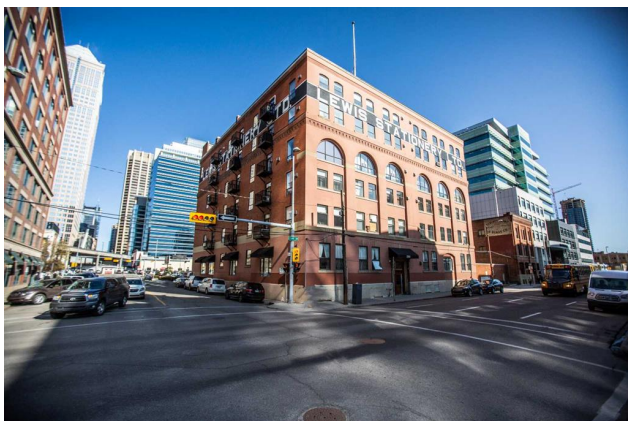


THE
A-TEAM

**RE/MAX
FIRST**

240 11 Avenue #208, Calgary T2R 0C3

MLS® #: **A2165536** Area: **Beltline** Listing Date: **09/12/24** List Price: **\$459,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **770**
 Low Sqft:
 Ttl Sqft: **770**

DOM

7
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned, Parkade, Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Brick**
 Heating: **Baseboard, Fireplace(s), Natural Gas** Flooring: **Hardwood, Stone**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Beamed Ceilings, Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`7" x 21`0"	Kitchen	Main	10`11" x 8`9"
Bedroom - Primary	Main	8`6" x 9`11"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	5`10" x 9`2"			

Legal/Tax/Financial

Condo Fee: **\$581** Title: **Fee Simple** Zoning: **CC-X**

Fee Freq:
Monthly

Legal Desc: **9511752**

Remarks

Pub Rmks: **Welcome to Lewis Lofts, a historic building in the heart of downtown Calgary. Looking for something unique and extraordinary? This New York style abode on concrete side of Lewis Lofts! You will be impressed by the warm character and charm of this 1 bedroom loft. Inside you'll discover an open plan perfect for entertaining with 11' wooden ceilings, open beams, hardwood flooring and exposed brick walls. Outstanding layout with no wasted space. The bedroom is located separate from the living areas. Located perfectly just steps to the Plus-15 walkway system and to the myriad of fabulous restaurants and shops Victoria Park has to offer. Secure heated underground parking, a large storage locker, balcony, bike storage, in-suite laundry, a gas range, and an advanced building security system completes this fantastic package. Healthy condo board and mgmt. Don't hesitate. Dogs allowed with board approval**

Inclusions: n/a
Property Listed By: **CIR Realty**

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

