



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 11 Avenue #309, Calgary T2G0X8**

MLS® #: **A2171638**

Area: **Beltline**

Listing Date: **10/10/24**

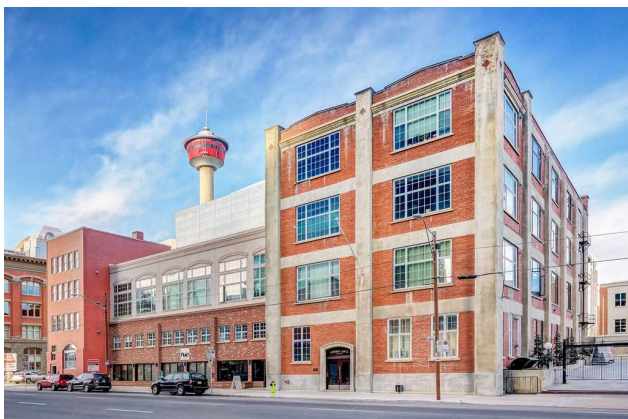
List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1929**

Finished Floor Area

Abv Sqft: **923**  
Low Sqft:  
Ttl Sqft: **923**

DOM

**8**  
Layout  
Beds: **1 (1)**  
Baths: **1.0 (1 0)**  
Style: **Loft/Bachelor/Studio**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Parkade, Titled, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Brick, Concrete**  
Flooring: **Carpet, Laminate, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer**  
Int Feat: **High Ceilings, Skylight(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5' 8" x 4' 0"	Living Room	Main	13' 8" x 12' 4"
Dining Room	Main	8' 10" x 8' 8"	Kitchen	Main	8' 10" x 8' 4"
Bedroom - Primary	Upper	14' 8" x 11' 8"	4pc Ensuite bath	Upper	0' 0" x 0' 0"
Den	Main	10' 4" x 6' 6"	Laundry	Main	0' 0" x 0' 0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$698

Fee Simple  
Fee Freq:  
Monthly

CC-X

Legal Desc: 9710428

Remarks

Pub Rmks: **This spacious Imperial Loft boasts impressive 19' concrete ceilings and a lofted bedroom with ensuite offering an airy and open ambiance that's perfect for modern living. With another half bath and a separate den, this home combines style and functionality. As you step inside, you'll be greeted by a sun-soaked living area featuring a wall of south-facing windows that flood the space with natural light. The exposed ducting enhances the chic, converted warehouse vibe, while cozy finishes like maple cabinetry in the efficient kitchen and freestanding gas fireplace create a cozy focal point, ideal for those chilly Calgary evenings. Wide-plank flooring sets the stage for any décor style, providing a versatile canvas for your personal touch. The spacious lofted master bedroom features a skylight and ensuite, offering a tranquil sanctuary away from the hustle and bustle. With a convenient half-bath, in-suite laundry, and Den on the main level, this loft is designed for effortless living. Great amenities are also part of this incredible package including a well-equipped fitness room, a party room with billiards and ping pong, and a communal rooftop barbeque and patio. Ideally located mere steps to Sunterra Market, Downtown Core, and 17th Avenue. Don't miss your chance to own this incredible property with great bones, ready for your personal renovation touches. Schedule a viewing today and step into your new urban retreat! Underground heated parking and storage locker.**

Inclusions: N/A  
Property Listed By: RE/MAX Realty Professionals

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

