



THE A-TEAM

RE/MAX FIRST

240 11 Avenue #306, Calgary T2R 0C3

MLS #: A2185489 Area: Beltline Listing: 01/10/25 List Price: \$439,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1911

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

DOM

22
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:

Access:

Lot Feat:
Park Feat: Assigned,Heated Garage,Parkade,Secured,Stall,Underground

Utilities and Features

Roof:
Heating: Baseboard,Hot Water,Natural Gas
Sewer:
Ext Feat: Courtyard,Outdoor Grill,Storage

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: Ceiling Fan(s),High Ceilings,Open Floorplan,Pantry,See Remarks
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 district, 17th Ave SW, Stampede grounds, the Saddledome, the newly opened BMO Centre, amenities on 1st Street SW including the 1st Street Market and various restaurants, Deville Coffee and 33 Acres Brewery located in The District At Beltline across the street. 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 - an end stall) and a storage locker (#30) conveniently located within close proximity to the elevator. Enjoy the convenience of in-suite laundry with a full-size front load washer and dryer. Building amenities include underground bike storage, a large outdoor courtyard with a gazebo and a resident BBQ. 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









