



THE
A-TEAM

**RE/MAX
FIRST**

301 11 Avenue #2701, Calgary T2R 1B9

MLS® #: **A2187482** Area: **Beltline** Listing Date: **01/17/25** List Price: **\$1,273,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2027**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,182**
 Low Sqft:
 Ttl Sqft: **1,182**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Membrane**
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`6" x 22`11"	Kitchen With Eating Area	Main	8`2" x 16`5"
Bedroom - Primary	Main	11`6" x 12`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	10`5" x 12`7"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"	Balcony	Main	6`0" x 10`0"
Balcony	Main	7`0" x 10`0"			

Legal/Tax/Financial

Condo Fee: \$890	Title: Fee Simple	Zoning: CC-MH
	Fee Freq: Monthly	
Legal Desc:	1510432	

Remarks

Pub Rmks:	<p>Welcome to Lincoln, the epitome of sophisticated urban living in the heart of Calgary's vibrant Beltline District. This 2-Bedroom, 2-Bathroom residence (with optional layouts for 3-Bedroom/2-Bathroom) is not just a home—it's a statement. A masterpiece of design, Lincoln offers an unparalleled blend of refined elegance, modern convenience, and effortless luxury. Step into a meticulously designed living space where every detail has been curated to perfection. The expansive, open-concept layout flows seamlessly, exuding sophistication at every turn. Sunlight pours through oversized windows, illuminating sleek, high-end finishes and creating an inviting ambiance. The chef-inspired kitchen is nothing short of extraordinary, featuring luxurious quartz countertops, custom cabinetry, and state-of-the-art appliances that make every meal preparation an art form. Unwind in the spa-like bathrooms, where premium fixtures and finishes transform your daily routine into a moment of indulgence. Retreat to the bright, airy bedrooms, designed as serene sanctuaries where tranquility and comfort reign supreme. Step onto your private balcony and savor breathtaking city views—your personal haven amidst the vibrant energy of downtown Calgary. But Lincoln doesn't stop at your front door—it elevates your entire lifestyle. With Calgary's largest residential amenity space, spanning over 30,000 square feet, Lincoln offers an unmatched array of experiences that set it apart. Dive into the luxurious swimming pool, soak up the sun on the outdoor patio, or watch your little ones thrive in the thoughtfully designed kids' zone. For those who love to entertain, the guest kitchen and games room are perfect for hosting unforgettable gatherings. Indulge in a round of bowling at the private bowling alley, enjoy a drink with friends in the sports lounge, or relax in the cutting-edge movie theatre. Lincoln takes leisure to unprecedented heights with a karaoke room, podcast studio, and a co-working space designed to inspire and support your most productive days. Perfectly situated in Calgary's sought-after Beltline District, Lincoln places you just steps from trendy boutiques, award-winning dining, and lively cultural hotspots. From morning coffee to late-night cocktails, everything you could ever want is right outside your door. This is more than a residence—it's a lifestyle crafted for those who refuse to compromise. Lincoln is Calgary's ultimate destination for luxury, community, and convenience. Don't just dream about living here—make it your reality. Welcome to Lincoln. Welcome to better living. Live better. Live Truman.</p>
Inclusions:	n/a
Property Listed By:	RE/MAX Real Estate (Central)

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









