



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**301 11 Avenue #704, Calgary T2R 1B9**

MLS®#: **A2187771**

Area: **Beltline**

Listing Date: **01/23/25**

List Price: **\$762,900**

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: **810**  
Low Sqft:  
Ttl Sqft: **810**

DOM

**7**

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	9`0" x 15`0"	Kitchen With Eating Area	Main	8`9" x 10`3"
Bedroom - Primary	Main	9`1" x 13`7"	3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	9`8" x 11`5"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"	Balcony	Main	7`8" x 10`8"

Legal/Tax/Financial

Condo Fee: <b>\$441</b>	Title: <b>Fee Simple</b>	Zoning: <b>CC-MH</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **1510432**

Remarks

Pub Rmks:	<p><b>Presenting an unparalleled 2-Bedroom, 2-Bathroom Executive Residence at Lincoln - Calgary's Crown Jewel of Luxury Living. Located in the heart of Calgary's coveted Beltline, Lincoln represents a new era of architectural excellence, seamlessly merging contemporary design with unmatched functionality. This residence exemplifies the pinnacle of refined living, offering a space where elegance and practicality coexist in perfect harmony. Tailored for professionals, executives, or anyone seeking an ideal blend of sophistication and comfort, this home sets a new standard for urban living. As you step inside, you're immediately drawn to the expansive windows that flood the space with natural light, offering sweeping views of the vibrant city skyline. The open-concept living area is designed to perfection, with exquisite finishes and rich, wide-plank hardwood floors throughout. Every element of this space has been carefully curated to create an atmosphere of luxury and comfort. The gourmet kitchen is a chef's dream, featuring custom cabinetry, top-tier appliances, and luxurious quartz countertops. With an island that serves as both a prep area and a gathering spot, this kitchen is ideal for both intimate meals and entertaining. Whether you're hosting a dinner party or enjoying a quiet night in, this space is as functional as it is beautiful. The master suite offers a private retreat, complete with a walk-in closet and a spa-inspired ensuite, featuring a separate glass-enclosed shower. The second bedroom is equally generous in size, offering both comfort and flexibility, and shares access to a second full bathroom, designed with modern fixtures and finishes. Every detail of this home has been carefully designed to enhance your lifestyle, creating a seamless blend of comfort and sophistication. Lincoln is more than just a home—it's an elevated lifestyle. With over 30,000 square feet of premium amenities, this building offers an exclusive community for those who demand the best. The state-of-the-art fitness center, yoga studio, and serene outdoor pool offer relaxation and wellness. The resident's lounge, private bowling alley, and theater set a new standard for at-home entertainment. For those who work from home or need a collaborative environment, Lincoln offers a co-working spaces to support creativity and innovation. Perfectly positioned within Calgary's vibrant Beltline, Lincoln places you just steps from the city's finest dining, boutique shopping, and cultural hotspots. Whether you're enjoying the comfort of your condo, unwinding on the rooftop terrace, or immersing yourself in the world-class amenities, Lincoln effortlessly blends luxury, convenience, and lifestyle to deliver an extraordinary living experience.</b></p>
Inclusions:	n/a
Property Listed By:	<b>RE/MAX Real Estate (Central)</b>

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











