



THE A-TEAM

RE/MAX FIRST

240 11 Avenue #407, Calgary T2R 0C3

MLS® #: A2188038 Area: Beltline Listing: 01/17/25 List Price: \$499,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1911
Finished Floor Area: 1,062
Low Sqft: 1,062
Ttl Sqft: 1,062

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

DOM: 5
Layout:
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment
Parking:
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Hot Water
Sewer:
Ext Feat: Balcony
Construction: Brick
Flooring: Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Beamed Ceilings, Ceiling Fan(s), High Ceilings, Open Floorplan, Stone Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Dining Room, Office, and Kitchen.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$787

Fee Simple  
Fee Freq:  
Monthly

CC-X

Legal Desc: 9511752

Remarks

Pub Rmks: **Live in the Heart of Calgary's History with Modern Luxury at the Lewis Lofts. Step into the perfect fusion of vintage charm and sleek contemporary design at Lewis Lofts, one of Calgary's most coveted heritage buildings. This stunning corner unit is the largest in the building, boasting over 1,000 sq ft of open-concept living space, enhanced by soaring 10-foot wood slat ceilings and the raw beauty of exposed brick, fire beams and columns. The kitchen is a showstopper: sleek stainless steel appliances, limestone counters, industrial open shelving, and a bold metal island with a built-in pot rack and pantry serves as both a functional workspace. Whether you're cooking or entertaining, this kitchen is a statement. The expansive living area flows seamlessly into the dining space, perfect for hosting guests or unwinding in style. The open floor plan extends to the bedroom, offering ultimate flexibility for your personal touch. Unwind in the contemporary 4-piece bath featuring a chic glass vessel sink, oversized vanity, and plenty of closet space. At the back of the unit, an old elevator shaft now serves as a unique office space - perfect for working from home while maintaining the building's distinctive character. Additional perks include in-suite laundry, a private balcony with stunning city views, and ample natural light thanks to strategically placed windows that frame the cityscape. Assigned underground parking (#17) and a spacious storage locker (#17), convenience meets luxury. Located just blocks from downtown Calgary's vibrant shops, restaurants, public transit, and trendy spots, Lewis Lofts is the ultimate address for those who crave urban living with a touch of history. Seize the chance to own a piece of Calgary's storied past, with all the comforts of modern living.**

Inclusions: **Hanging pot rack**  
Property Listed By: **RE/MAX Realty Professionals**

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

























