



THE
A-TEAM

**RE/MAX
FIRST**

220 11 Avenue #105, Calgary T2G 0X8

MLS® #: **A2206181**

Area: **Beltline**

Listing Date: **03/27/25**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1912**

Finished Floor Area
Abv Sqft: **1,325**
Low Sqft:
Ttl Sqft: **1,325**

DOM

9
Layout
Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Apartment-Loft/Bachelor/Studio**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:
Lot Feat:
Park Feat:

Heated Garage,Single Garage Attached,Titled

Utilities and Features

Roof:
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Brick,Concrete**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	18`3" x 15`7"	3pc Bathroom	Main	
5pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$1,154

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-X**

Legal Desc:

9611610

Remarks

Pub Rmks:

****OPEN HOUSE - Saturday March 29th, 2-4PM | Welcome to Imperial Lofts — a rare opportunity to own a true industrial New York-style loft in the heart of downtown Calgary. Originally built in 1912 as the Imperial Tobacco Company warehouse and later transformed into one of the city's most iconic residential buildings, this stunning 1,300+ sq ft loft seamlessly blends historic charm with modern sophistication. Soaring 14' ceilings, exposed brick, original barn doors, and sleek matte black window trim create a striking backdrop for the airy white interior, while the expansive outdoor patio offers an ideal space for entertaining. The chef-inspired kitchen, uniquely built into the building's original elevator shaft, features a gas stove, stone and butcher block countertops, stainless steel appliances, and ample storage. The spacious bedroom includes generous closet space and a feature brick wall backdrop that is sure to impress. Entertain guests comfortably with a custom built in Murphy bed, along with two full bathrooms and full A/C for year-round comfort. Enjoy the convenience of a titled, attached heated garage and separate storage locker, all just steps from the C-Train, Stampede Grounds, East Village, Mission, grocery stores, restaurants, coffee shops, and the vibrant energy of 17th Avenue. This is inner-city loft living at its finest.**

Inclusions:

N/A

Property Listed By:

CIR Realty

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







