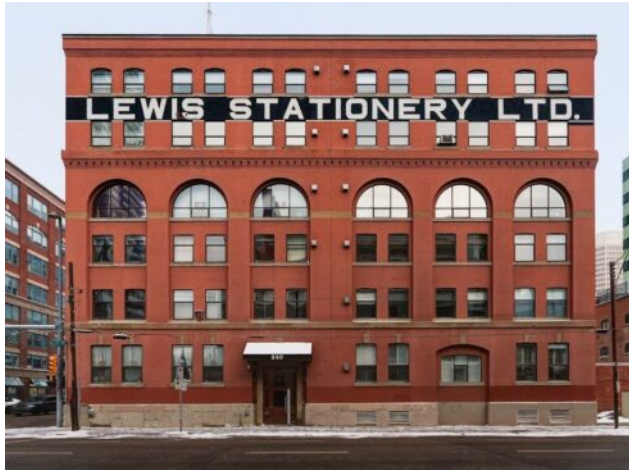


780-978-0157
jenniferstudent@me.com

306, 240 11 Avenue SW
Calgary, Alberta

MLS # A2185489



\$439,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Loft/Bachelor/Studio		
Size:	872 sq.ft.	Age:	1911 (114 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

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!