



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

307, 220 11 Avenue SE  
Calgary, Alberta

MLS # A2237817



**\$549,900**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	1,165 sq.ft.	Age:	1929 (96 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 822
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Storage		

Inclusions: MURPHY BED

Welcome to the Imperial Lofts! Right in the Beltline, this historical building offers charm & sophistication conveniently located across from Sunterra Market, shopping, restaurants and a short walk to the BMO Center, Saddledome, Studio Bell and walking/bike paths along the Bow River. This unit is one of the largest in the building featuring 19FT ceilings, floor to ceiling brick walls, large windows w/sound barrier electric blinds and Central AC. Many upgrades throughout including newer appliances, flooring, cabinetry, gas fireplace and a Murphy Bed on the main level. The upper loft features an open concept bedroom with dual sinks, large walk in shower and ample closet and storage space. The Imperial Lofts features a ROOF TOP PATIO with BBQ, billiards room, exercise room and party room with a kitchen and guest bathroom for residents to enjoy.