



**GRASSROOTS**  
REALTY GROUP

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402, 240 11 Avenue SW  
Calgary, Alberta

MLS # A2238209



**\$459,500**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	1911 (114 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat, Metal	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Stone Counters		

Inclusions:	N/A
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Experience historic charm blended with modern luxury in this unique 4th-floor corner unit in the iconic Lewis Lofts, located in Calgary's vibrant Beltline district. Offering open-concept living with wide open ceilings, exposed brick and concrete, private balcony, and an arched accent window that showers the room with natural light. The beautifully updated kitchen features stone countertops, stainless steel appliances including a gas range, perfect for cooking and entertaining. The living area showcases hardwood floors, a gas fireplace, and views of downtown Calgary. Stylish barn doors hide the in-suite laundry and half bath. The bedroom offers privacy and character, complete with walk in closet and spa-like bathroom. Enjoy an underground parkade, storage unit, and access to a shared outdoor Roof Garden with gazebo and BBQ. Pet-friendly and professionally managed, Lewis Lofts is steps from all the best places, transit, shops, restaurants, Stampede Park, and more. Own a piece of Calgary's history. This building is adult only living. Book your showing for Unit 402 today!