

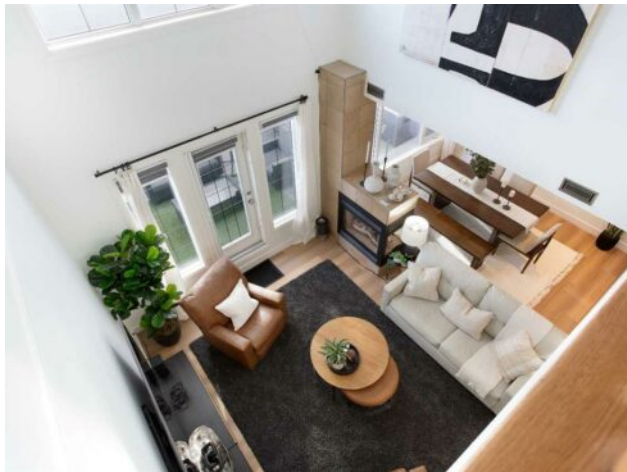


GRASSROOTS
REALTY GROUP

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310, 638 11 Avenue SW
Calgary, Alberta

MLS # A2280515



\$590,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,271 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 668
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

A distinctive 2-level condo offering rare flexibility through CC-X zoning, allowing both residential and commercial use within one of Calgary's most dynamic urban communities. An upgraded interior pairs modern design with everyday functionality, creating an ideal opportunity for end urban buyers, investors or business owners seeking a space that adapts to changing needs. The main level unfolds with an open-concept layout where soaring open-to-above cathedral ceilings amplify natural light and volume, while a 3-sided fireplace delivers warmth and visual separation between living and dining areas for relaxed evenings or effortless hosting. A wall of glass opens directly to the first outdoor space, extending daily living outdoors and enhancing the connection to the city setting. Dining benefits from the second side of the fireplace, setting an inviting backdrop for gatherings, while an adjacent flex area offers a practical solution for a home office or creative workspace. Culinary pursuits are inspired in the well-appointed kitchen finished with granite countertops, stainless steel appliances, classic subway tile and a breakfast bar designed for casual meals and conversation. A full 4-piece bathroom on this level adds convenience for guests and daily use. Upper-level access is thoughtfully designed with a separate entry, introducing exceptional versatility for multi-use living or professional applications. A private primary retreat features French door access to the second outdoor space, creating a peaceful setting for morning coffee or evening downtime framed by city views. Comfort continues with a private 4-piece ensuite and a generous walk-in closet supporting organized, stress-free living. A second bedroom on this level easily functions as guest accommodation or a dedicated office, reinforcing the adaptability of the layout. Central air conditioning ensures year-round comfort,

while in-suite laundry supports daily efficiency. Underground heated parking adds secure, weather-protected convenience. Short-term rentals are permitted, enhancing investment flexibility and income potential. Located within The Lincoln, this Beltline address places daily essentials, restaurants, fitness studios, professional services and public transit within easy reach, supporting a walkable lifestyle with immediate access to downtown energy, 17 Avenue amenities and Calgary's evolving urban core. All furniture for sale / negotiable