



**402, 240 11 Avenue SW  
Calgary, Alberta**

**MLS # A2295573**



**\$435,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	1911 (115 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 697
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Stone Counters		

**Inclusions:** Two Portable AC Units - AS IS

Own a piece of Calgary's history in this stunning corner unit at Lewis Lofts. Perfectly positioned in the heart of the Beltline, this 4th-floor residence blends timeless architectural charm with modern comfort. High ceilings, exposed brick and concrete, a modern floor plan, and a signature arched window create a bright, open living space full of character. The thoughtfully updated kitchen features stone countertops, stainless steel appliances, and a gas range, flowing seamlessly into the living area complete with hardwood floors, a gas fireplace, and downtown views. Retreat to the private bedroom with a walk-in closet and ensuite. Enjoy your own balcony, plus access to a rooftop garden with gazebo and BBQ. Complete with underground parking, storage, and in-suite laundry, this pet-friendly, adult-only building places you steps from Calgary's best restaurants, shops, transit, and entertainment.