



306, 240 11 Avenue SW  
Calgary, Alberta

MLS # A2153961



**\$469,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Loft/Bachelor/Studio		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	1911 (113 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 639
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry		

**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 core, 17th Ave, Stampede grounds and the Saddledome. 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) and a storage locker (#30) conveniently located within close proximity to the elevator. Building amenities include bike storage, a large outdoor courtyard with a gazebo and a resident BBQ. This space is ready for your vision with so much potential. 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!