

**409, 240 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2291141**



**\$404,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1911 (115 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Pantry		

**Inclusions:** n/a

Loft-style condo offering an open 82.1 m<sup>2</sup> layout with one private bedroom. The unit features a bathroom area with sink and shower, with a separate enclosed space for the toilet and in-suite washer and dryer. Located in a building pursuing heritage designation, the property also includes access to a shared rooftop patio. Situated in Calgary's Beltline community just outside the downtown core, the location provides convenient access to restaurants, cafes, shops, and other urban amenities.