

402, 240 11 Avenue SW
Calgary, Alberta

MLS # A2295573



\$435,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	1911 (115 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	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	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.