

**307, 220 11 Avenue SE**  
**Calgary, Alberta**

**MLS # A2337650**



**\$435,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 1,165 sq.ft.                       | <b>Age:</b>   | 1929 (97 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                 |                   |        |
|--------------------|---------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                               | <b>Condo Fee:</b> | \$ 822 |
| <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>   | Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** Murphy Bed

Step into Calgary's iconic Imperial Lofts, a historic warehouse conversion dating back to 1929 and transformed into loft residences in 1995. This unique space offers soaring ceilings, authentic industrial character, and a true loft lifestyle. Recently painted, it's ideal for the urban professional, bachelor, or savvy investor. Located in the heart of the Beltline, you're steps from shopping, Sunterra Market, restaurants, nightlife, Studio Bell and the BMO Centre, with the new Event Centre adding even more excitement and future energy to the neighbourhood. A rare opportunity to own a piece of Calgary history in one of the city's most distinctive loft buildings.