

401, 220 11 Avenue SE
Calgary, Alberta

MLS # A2340163



\$280,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	602 sq.ft.	Age:	1929 (97 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Gated, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Imperial Lofts — one of Calgary's most unique historic buildings, right in the heart of Victoria Park. If you've been looking for something with character and a little different from the typical condo, this is it. This 602 sq. ft. loft has been owned by the same owner since the building first became residences, and he had the opportunity to have input into some of the details of his own space. One of those choices was the addition of the large side window — a feature that not only brings extra natural light into the loft, but gives you a fantastic view of the Calgary Tower. It's a pretty special detail and one that makes this unit even more unique. Inside, the loft is a true blank canvas with SO much potential. Soaring ceilings, exposed pipes and industrial details give the space incredible character already, and with the right vision, this could be such a cool and completely unique home. The open layout gives you plenty of flexibility to create your own living, dining and sleeping spaces, while the kitchen and bathroom offer the opportunity to update and make it entirely your own. In-suite laundry and storage add everyday convenience, and quick possession is available. The building itself is just as unique. Originally built in 1912 for the Imperial Tobacco Company, Imperial Lofts is full of history and character you simply can't recreate. Residents enjoy a secure building along with some fantastic amenities, including a fitness centre, a large rec/party room with a pool table, ping pong, darts and washrooms, plus an incredible rooftop patio. With views of the Calgary Tower and downtown skyline, it's an amazing spot to hang out, entertain friends or just take in the city — day or night. The unit also comes with an assigned parking stall in the gated surface parking lot, a great bonus for inner-city living. This location is hard to beat! You're right in Victoria Park with Sunterra

Market just across the street and downtown, restaurants, shopping, transit and the Stampede grounds all within easy walking distance. Even more exciting is everything happening just steps away in Calgary's emerging Culture + Entertainment District, including the new Scotia Place event centre, new restaurants and gathering spaces, Stampede Trail and the continued transformation of East Victoria Park into one of the city's most vibrant entertainment destinations. Whether you're a first-time buyer, investor, or someone with an eye for design and renovation, this is an opportunity to create something really special while owning a little piece of Calgary's history. With its character, location and potential, this is a space that could be transformed into something truly incredible. Don't miss your chance to book a showing today!!