

780-380-6207  
meghan@meghanrobinson.net

402, 240 11 Avenue SW  
Calgary, Alberta

MLS # A2238209



\$485,000

|           |                                    |        |                    |
|-----------|------------------------------------|--------|--------------------|
| Division: | Beltline                           |        |                    |
| Type:     | Residential/High Rise (5+ stories) |        |                    |
| Style:    | Apartment-Single Level Unit        |        |                    |
| Size:     | 915 sq.ft.                         | Age:   | 1911 (114 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, Metal                    | Condo Fee: | \$ 682 |
| Basement:   | -                              | LLD:       | -      |
| Exterior:   | Brick, Concrete                | Zoning:    | CC-X   |
| Foundation: | Poured Concrete                | Utilities: | -      |
| Features:   | Open Floorplan, Stone Counters |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

**\*\*OPEN HOUSE THIS SATURDAY JULY 19TH FROM 2:30 - 4:30PM\*\*** Experience historic charm blended with modern luxury in this unique 4th-floor corner unit in the iconic Lewis Lofts, located in Calgary's vibrant Beltline district. Offering open-concept living with wide open ceilings, exposed brick and concrete, private balcony, and an arched accent window that showers the room with natural light. The beautifully updated kitchen features stone countertops, stainless steel appliances including a gas range, perfect for cooking and entertaining. The living area showcases hardwood floors, a gas fireplace, and views of downtown Calgary. Stylish barn doors hide the in-suite laundry and half bath. The bedroom offers privacy and character, complete with walk in closet and spa-like bathroom. Enjoy an underground parkade, storage unit, and access to a shared outdoor Roof Garden with gazebo and BBQ. Pet-friendly and professionally managed, Lewis Lofts is steps from all the best places, transit, shops, restaurants, Stampede Park, and more. Own a piece of Calgary's history. This building is adult only living. Book your showing for Unit 402 today!