

# \$374,900 - 309, 220 11 Avenue Se, Calgary

MLS® #A2219101

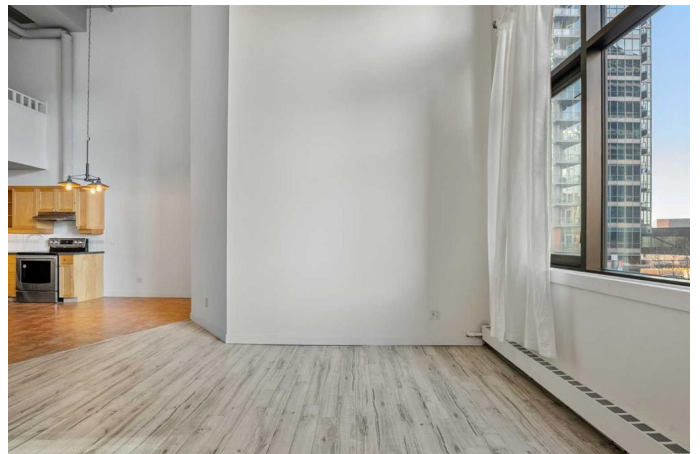
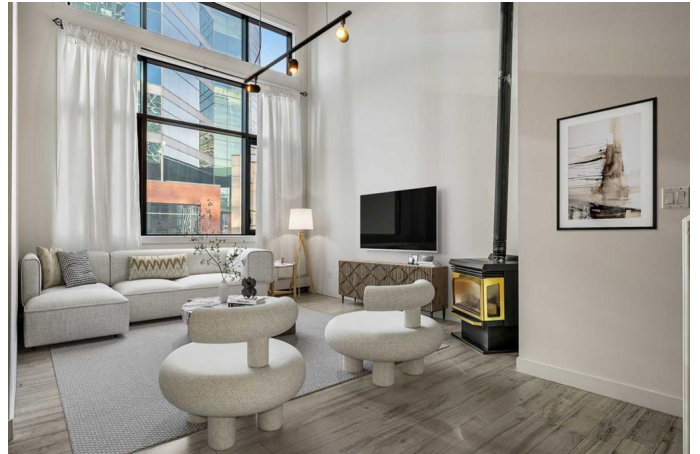
**\$374,900**

2 Bedroom, 2.00 Bathroom, 923 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This spacious Imperial Loft boasts impressive 19' concrete ceilings and a lofted bedroom with ensuite offering an airy and open ambiance that's perfect for modern living. With another half bath and a separate den, this home combines style and functionality. As you step inside, you'll be greeted by a sun-soaked living area featuring a wall of south-facing windows that flood the space with natural light. The exposed ducting enhances the chic, converted warehouse vibe, while cozy finishes like maple cabinetry in the efficient kitchen and freestanding gas fireplace create a cozy focal point, ideal for those chilly Calgary evenings. Wide-plank flooring sets the stage for any décor style, providing a versatile canvas for your personal touch. The spacious lofted master bedroom features a skylight and ensuite, offering a tranquil sanctuary away from the hustle and bustle. With a convenient half-bath, in-suite laundry, and Den on the main level, this loft is designed for effortless living. Great amenities are also part of this incredible package including a well-equipped fitness room, a party room with billiards and ping pong, and a communal rooftop BBQ and patio. Ideally located mere steps to Sunterra Market, Downtown Core, and 17th Avenue. Don't miss your chance to own this incredible property with great bones, ready for your personal renovation touches. Schedule a viewing today and step into your new urban retreat! Underground heated parking and storage locker.



Built in 1929

## Essential Information

MLS® #	A2219101
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	923
Acres	0.00
Year Built	1929
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

## Community Information

Address	309, 220 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0X8

## Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Roof Deck, Storage
Parking Spaces	1
Parking	Parkade, Titled, Underground
# of Garages	1

## Interior

Interior Features	High Ceilings, Skylight(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

# of Stories                4

## **Exterior**

Exterior Features    None  
Construction        Brick, Concrete  
Foundation          Poured Concrete

## **Additional Information**

Date Listed            May 12th, 2025  
Days on Market       77  
Zoning                 CC-X

## **Listing Details**

Listing Office         RE/MAX Realty Professionals

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