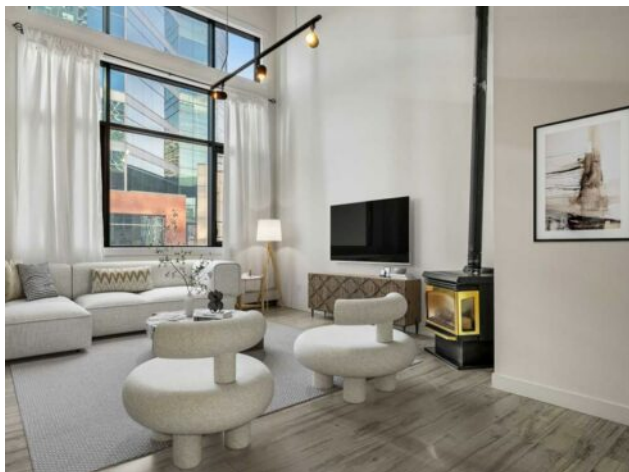


309, 220 11 Avenue SE  
Calgary, Alberta

MLS # A2219101



\$319,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	923 sq.ft.	Age:	1929 (96 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	Poured Concrete
Features:	High Ceilings, Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 698
LLD:	-
Zoning:	CC-X
Utilities:	-

Inclusions: N/A

Bring us an Offer! Step into this expansive Imperial Loft, where striking 19-foot concrete ceilings and a lofted primary suite with ensuite create an airy, open atmosphere perfect for contemporary living. Thoughtfully designed with a separate den, convenient half-bath, and in-suite laundry, this home blends style with everyday functionality. A dramatic wall of south-facing windows floods the main living area with natural light, highlighting the industrial-chic touches like exposed ductwork and wide-plank flooring. The efficient kitchen is appointed with warm maple cabinetry, while the freestanding gas fireplace adds a cozy focal point—ideal for Calgary’s colder months. Upstairs, the spacious lofted bedroom offers a private retreat with a skylight and full ensuite bathroom. The main level den provides the perfect space for a home office or guest room. Enjoy exceptional building amenities including a fitness centre, party room with billiards and ping pong, and a shared rooftop patio with BBQs—perfect for entertaining. Underground heated parking and a secure storage locker add extra convenience. Unbeatable location just steps from Sunterra Market, the Downtown Core, and vibrant 17th Avenue. With solid bones and room to personalize, this loft is your chance to create the ultimate urban sanctuary. Book your private showing today and envision the lifestyle that awaits!