

# \$475,000 - 402, 240 11 Avenue Sw, Calgary

MLS® #A2238209

**\$475,000**

1 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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!

Built in 1911

## Essential Information

MLS® # A2238209

Price \$475,000

Bedrooms 1



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 915               |
| Acres          | 0.00              |
| Year Built     | 1911              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 402, 240 11 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0C3               |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Picnic Area |
| Parking Spaces | 1                                         |
| Parking        | Parkade, Assigned                         |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Open Floorplan, Stone Counters                                 |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard, Boiler                                              |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Gas, Living Room, Double Sided                                 |
| # of Stories      | 6                                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Flat, Metal     |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 42              |
| Zoning         | CC-X            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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