

# \$339,900 - 309, 220 11 Avenue Se, Calgary

MLS® #A2219101

**\$339,900**

2 Bedroom, 2.00 Bathroom, 923 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

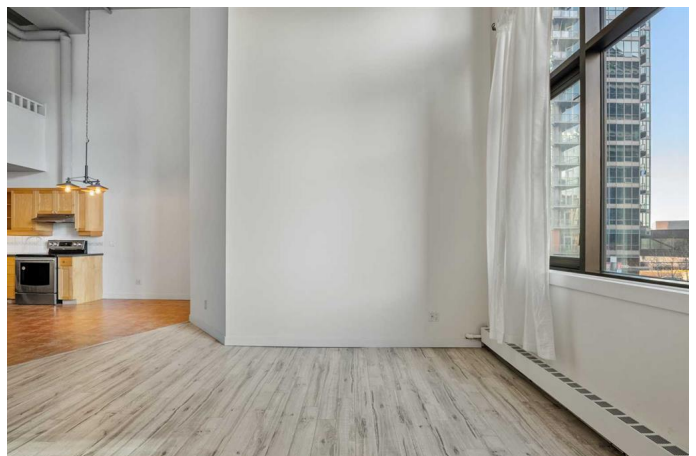
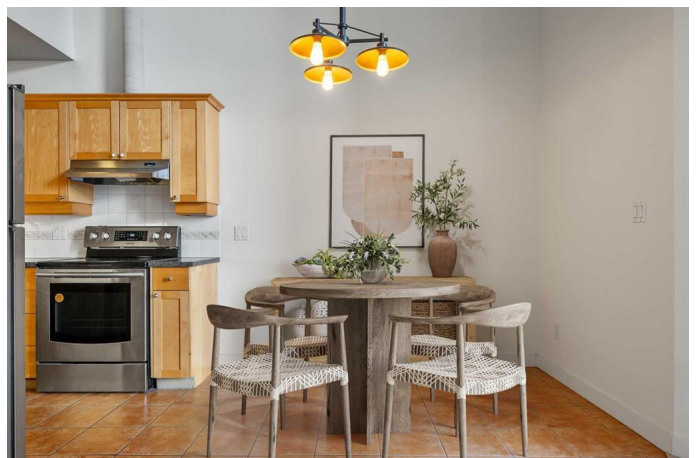
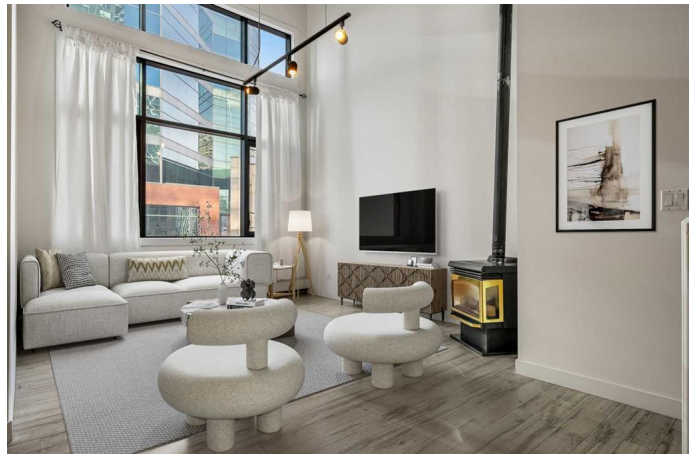
Step into this expansive Imperial Loft, where striking 19-foot concrete ceilings and a lofted primary suite with ensuite create an airy, open atmosphere perfect for contemporary living. Thoughtfully designed with a separate den, convenient half-bath, and in-suite laundry, this home blends style with 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!

Built in 1929

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219101    |
| Price          | \$339,900   |
| 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      | Concrete, Brick |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 176            |
| Zoning         | CC-X           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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