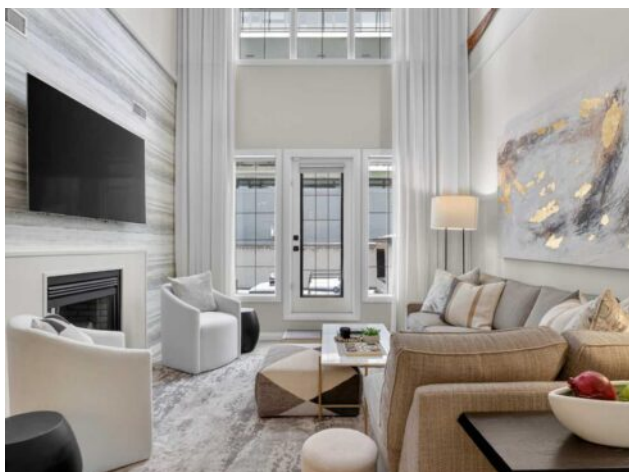


311, 638 11 Avenue SW
Calgary, Alberta

MLS # A2305666



\$629,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,469 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Stone Counters, Storage, Vaulted Ceiling(s)		

Inclusions: Building Fobs

Open House May 10th from 1-4PM. Welcome to urban living at its finest in the heart of Calgary's vibrant Beltline. This professionally renovated and designed two storey penthouse condo offers the perfect blend of comfort, convenience, and contemporary design. This unit appeals to a variety of buyers, including those interested in short-term rentals, business/commercial use or personal occupancy. As you step inside you will immediately be greeted by a unique living space featuring 20-foot ceilings in the living area, a double sided fireplace, and large windows that fill the space with natural light. The spacious and airy living area flows seamlessly onto a private terrace with views of the Calgary tower perfect for enjoying your morning coffee or utilizing the BBQ gas line on a summer evening while entertaining your guests. The thoughtfully designed kitchen boasts modern two tone cabinetry with underlighting, sleek quartz countertops, a breakfast bar and ample storage—ideal for both everyday living and entertaining. This well-appointed unit includes dual primary bedrooms. One on the main level features generous closet space, a three-piece ensuite bath with a spa like shower and a gas fireplace. A main-level, in-suite laundry adds to the thoughtful design and everyday convenience. Completing the main level is a large, lockable storage area under the stairs, perfect for storing personal items when renting it on Airbnb. Upstairs, a spacious landing area greets you. It can serve as a bright home office leading into an oversized den with a window and closet. This diverse space makes a great 3rd bedroom or a designated space to operate a business, complete with its own private entrance. Last but not least, the primary bedroom on this level has a spacious walk in closet with organizers, a private terrace and a three-piece en suite bathroom. To top it all off

this unit comes with a secured heated titled parking stall. Located just steps from Calgary's best restaurants, cafes, shopping, and nightlife, you'll love the walkability and energy of this sought-after downtown location while still having the space of a townhome. Whether you're a first-time buyer, investor, business owner or looking to downsize, this condo offers exceptional value with low condo fees and diverse usage options.