

405, 220 11 Avenue SE  
Calgary, Alberta

MLS # A2309040



## \$424,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 622
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Chandelier, High Ceilings, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** Moveable shelving unit.

Imperial Lofts has roots going back to the early 1910s, when the warehouse complex first started taking shape for the Imperial Tobacco Company. After decades as a warehouse, two adjacent buildings were combined and converted to the Imperial Lofts in 1995. It's one of only four true warehouse conversions in Calgary. Unit 405 is the top floor northeast corner. Thirteen-foot ceilings, stunning oversized windows, and gray-washed hardwood give the suite its loft character. The original freight elevator shaft is still here, with its metal door and pulleys intact, now opening into a quiet nook off the main living space. Use it as a reading corner, a closet, a hidden office. It's a piece of the building's history you can actually walk into. Two huge east-facing windows light the unit from sunrise onward. You wake up to morning sun on the brick of the buildings next door, and the light tracks across the suite all day. A corner gas fireplace anchors the living area, and the kitchen has been updated with white cabinetry, granite counters, and stainless steel appliances. The dining area looks straight out to the downtown towers. The three-piece bathroom has a glass shower with a tall ceiling and a rainfall spout. The In-suite laundry and a flex den that works as a home office or guest space finish out this amazing unit. Titled underground parking is also included. Building amenities include a rooftop patio with BBQ, fitness room, and a party room. You're across from Sunterra Market, a short walk to everything in the Beltline, Mission, and East Village, and close enough to walk to a Flames game! Don't miss your chance to live in this unique piece of Calgary history!