



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

409, 240 11 Avenue SW
Calgary, Alberta

MLS # A2291141



\$404,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	884 sq.ft.	Age:	1911 (115 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry		

Inclusions: n/a

Loft-style condo offering an open 82.1 m² layout with one private bedroom. The unit features a bathroom area with sink and shower, with a separate enclosed space for the toilet and in-suite washer and dryer. Located in a building pursuing heritage designation, the property also includes access to a shared rooftop patio. Situated in Calgary's Beltline community just outside the downtown core, the location provides convenient access to restaurants, cafes, shops, and other urban amenities.