



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

603, 240 11 Avenue SW  
Calgary, Alberta

MLS # A2326905



**\$574,900**

|           |                                    |        |                    |
|-----------|------------------------------------|--------|--------------------|
| Division: | Beltline                           |        |                    |
| Type:     | Residential/High Rise (5+ stories) |        |                    |
| Style:    | Apartment-Loft/Bachelor/Studio     |        |                    |
| Size:     | 878 sq.ft.                         | Age:   | 1911 (115 yrs old) |
| Beds:     | 1                                  | Baths: | 1                  |
| Garage:   | Underground                        |        |                    |
| Lot Size: | -                                  |        |                    |
| Lot Feat: | -                                  |        |                    |

Heating: Baseboard

Floors: Ceramic Tile, Concrete, Hardwood

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Water: -

Sewer: -

Condo Fee: \$ 653

LLD: -

Zoning: CC-X

Utilities: -

Features: Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters

Inclusions: (All) Window Coverings, (All) Light Fixtures, Book Shelf, AC Unit with Remote, Key Fob (2), Kitchen Shelf

Welcome to Lewis Lofts—where history, craftsmanship, and timeless design come together in one of Calgary's most iconic warehouse conversions. Originally constructed in 1910 for the J.H. Ashdown Hardware Company and expanded in 1911 to meet Calgary's booming growth, this remarkable heritage building showcases authentic Edwardian warehouse architecture, soaring heavy timber construction, exposed brick, oversized windows, and the enduring character that simply cannot be recreated. More than a home, this is a piece of Calgary's history, thoughtfully preserved while offering the conveniences of modern urban living. Inspired by the warmth and soul of historic European interiors, this beautifully reimagined loft embraces a sense of character rarely found in today's homes. Every renovation has been intentionally selected to honour the building's heritage while elevating its design. The bespoke custom-painted kitchen features a stunning Brazilian quartzite island with ogee edge, butcher block countertops, porcelain farmhouse sink, unlacquered brass faucet, marble shelving, brass accents, custom glass-front cabinetry, crown mouldings, and a handcrafted backsplash surrounding the gas range. Throughout the home you'll find carefully curated vintage-inspired lighting, fresh designer paint, elegant wall mouldings, Banbury Lane hardware, Buster + Punch switches, Hunter Douglas remote skylight blinds, custom lined drapery, and thoughtfully restored finishes that create a home filled with warmth, texture, and personality. The living spaces continue the story with custom built-in bookcases, Restoration Hardware sconces, Cartwright Lighting fixtures, soaring 11-foot drapery, beautifully refinished details, and an atmosphere that feels both sophisticated and deeply inviting. Even the smallest details have been

elevated, from the refurbished barn door with new brass hardware to the custom brass closet rods, vintage hooks, updated bathroom fixtures, and refinished cabinetry. Every room has been designed to feel collected rather than decorated, creating a home that is rich in character and impossible to replicate. Beyond your front door, Lewis Lofts offers exceptional amenities including a landscaped courtyard, outdoor entertaining spaces with barbecue area and gazebo, secure underground parking, assigned storage, elevator access, and an unbeatable downtown location. This is loft living at its finest, where authentic heritage architecture meets timeless design, where every brick tells a story, and where the home itself becomes part of your legacy. Rarely does a residence capture this level of authenticity, craftsmanship, and enduring elegance.