

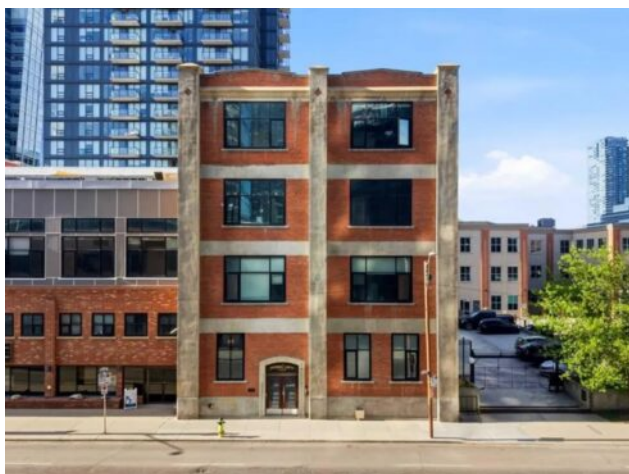


GRASSROOTS
REALTY GROUP

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317, 220 11 Avenue SE
Calgary, Alberta

MLS # A2340374



\$409,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,159 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Garage Door Opener, Heated Garage, Oversized, Single Garage		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Carpet, Tile

Sewer: -

Roof: -

Condo Fee: \$ 842

Basement: -

LLD: -

Exterior: Brick, Post & Beam, Wood Frame

Zoning: CC-X

Foundation: -

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Inclusions: N/A

Some homes simply cannot be recreated, and Unit 317 is proof. This rare Calgary loft for sale offers more than 1,100 SqFt of light-filled living inside one of the city's most storied addresses, a 1912 red brick loft originally built for the Imperial Tobacco Company by A. Dale and Associates, the celebrated architectural firm behind the Calgary Tower. Thoughtfully converted to lofts in 1995, this residence stands among the first in its distinguished portfolio to reach the open market, making it a genuine standout in Beltline Calgary real estate. The moment you step inside, the character of this historic loft Calgary buyers dream of announces itself with quiet confidence. Soaring ceilings draw the eye upward to original exposed wood beams, while weathered brick walls lend warmth and texture you feel as much as see. The open-concept layout flows effortlessly, guiding you from the galley-style kitchen through the dining space and into a generous living area anchored by a feature corner fireplace, the natural heart of the home where evenings unwind in golden light. In the kitchen, maple cabinetry with under-mount lighting, a tiled backsplash, and a peninsular island with seating bring polish and practicality together, creating a setting made for relaxed entertaining where conversation and cooking move in easy harmony. Designed for the way you truly live, this Calgary character home offers a private den that invites genuine live and work flexibility, ideal as a dedicated home office or a quiet creative studio. A striking brick archway leads into the spacious master bedroom, complete with a walk-in closet and full ensuite, while a second generous bedroom, a 3 piece bathroom, and in-suite laundry add everyday comfort and ease. Fresh paint and new lighting deliver a refined, contemporary update, yet every brick, beam, and detail preserves the authentic soul that makes this loft so rare. Adding to its

appeal is something seldom found in the Beltline, your own Private Heated Garage, a coveted luxury that sets this home distinctly apart. The lifestyle extends well beyond your front door. Residents enjoy a fully equipped gym, a welcoming games room perfect for hosting, and a rooftop patio crowned with panoramic 360-degree views of the downtown skyline, the ideal vantage point to watch Calgary glow at dusk. Set in the heart of the city's most vibrant neighbourhood, Unit 317 places the finest dining, transit, green spaces, and downtown energy mere steps away, offering urban living with a genuine sense of pedigree and heritage. This is more than a residence; it is a chance to own a distinctive piece of Calgary's architectural history, and opportunities like this rarely come twice. If you have been searching for a 1912 red brick loft with character, space, and a story worth telling, your moment has arrived.