

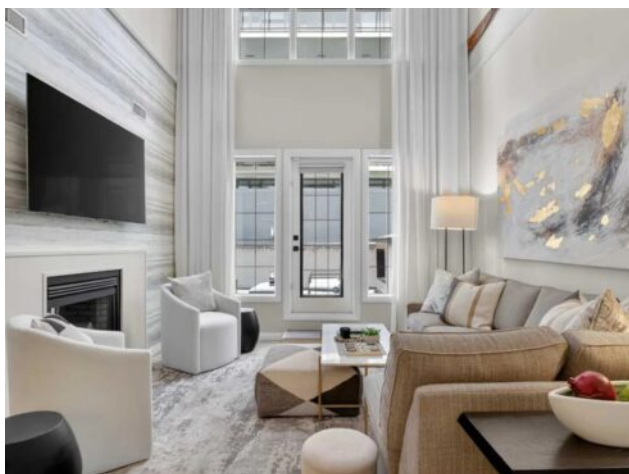


GRASSROOTS
REALTY GROUP

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311, 638 11 Avenue SW
Calgary, Alberta

MLS # A2340708



\$629,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,469 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 829
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: N/A

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 under lighting, sleek quartz countertops, a breakfast bar and ample storage—ideal for both everyday living and entertaining. The main level bedroom features generous closet space, a three-piece ensuite bath with a spa like shower and a gas fireplace. The main-level in-suite laundry adds to the thoughtful design and everyday convenience. Completing this level is a large lockable storage area under the stairs, perfect for storing personal items when renting it on Airbnb. Additional storage space is available for rent on the third floor. As you head upstairs, a spacious landing area greets you that can serve as a bright home office open to below. The upper level primary bedroom has a spacious walk in closet with organizers, a private terrace and a three-piece en suite bathroom. The third bedroom is great for kids and guests. It also serves as a diverse space to run a home business or designated office complete with its own private entrance. To top it all off this unit comes with a secured heated titled

parking stall close to the elevator. 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.