

# \$599,000 - 301, 638 11 Avenue Sw, Calgary

MLS® #A2251968

**\$599,000**

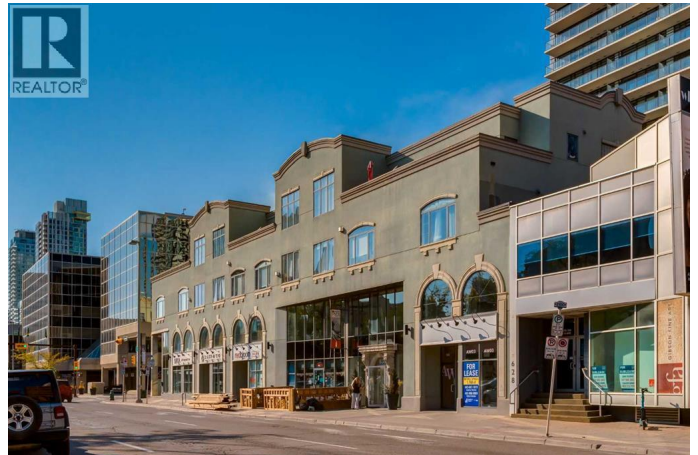
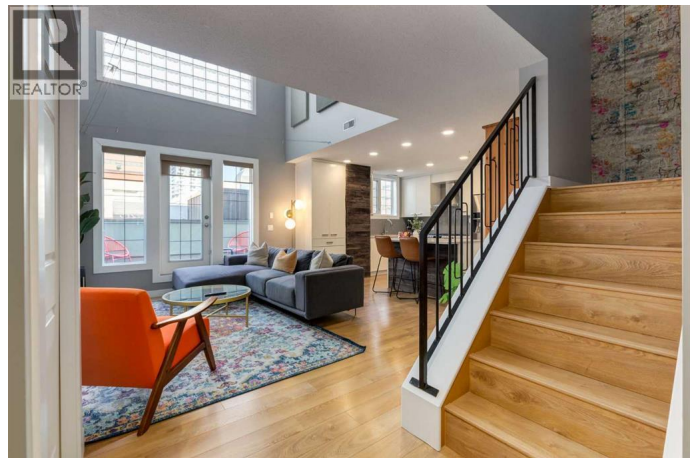
2 Bedroom, 2.00 Bathroom, 1,131 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Lincoln! Perfectly situated in the heart of the Beltline where this renowned building exudes character and is surrounded by an array of amenities and entertainment options. This unique, TWO LEVEL condo offers 1,131 SF of living space with 2 bedrooms, 2 bathrooms plus a loft while the soaring 2 storey height ceilings and floor to ceiling windows with SW exposure allowing in an abundance of natural light. One of the standout features of this property is its distinctive CC-X zoning, permitting both RESIDENTIAL and COMMERCIAL use leaving versatile options for the owner (personal or short/long term rentals).

Beautifully renovated throughout with high-end refined finishes, you will immediately love the rustic wood features, wide plank laminate throughout and stunning kitchen with full height white cabinets, stainless appliances including a gas range, granite countertops and island with breakfast bar. A generously scaled living room, large bedroom with walk-in closet, a 4 piece bathroom and laundry/storage room complete this level. Ascend the beautiful staircase to the second level with a multi-functional loft, master retreat with a 4 piece ensuite and don't overlook the direct, separate access to the second level via the 4th floor providing independence between the spaces. Enjoy taking in the views on the two oversized balconies and worry free parking in your titled, underground spot. This property seamlessly combines modern living, flexible



usage options and a prime location within  
Calgary's downtown! (id:36535)

Built in 2003

**Essential Information**

Listing #	A2251968
Price	\$599,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,131
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

**Community Information**

Address	301, 638 11 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0E2

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Closet Organizers, Parking
Parking Spaces	1
Parking	Other, Underground

**Interior**

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Natural gas In Floor Heating
Cooling	Central air conditioning
# of Stories	4

**Exterior**

Exterior	Stucco
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Construction

Wood frame

## Listing Details

Listing Office

Courtesy Of Jeff Mikolajow Of RE/MAX First

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