# \$389,000 - 221, 220 11 Avenue Se, Calgary

MLS® #A2252555

## \$389,000

2 Bedroom, 2.00 Bathroom, 1,127 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*Seller Financing available\*\* Nestled in the heart of Calgary's Beltline, this extraordinary red brick loft offers a rare opportunity to own a piece of the city's rich history. Constructed in 1912 for the Imperial Tobacco Company by the renowned A. Dale and Associates, the architectural firm behind the iconic Calgary Tower, this building underwent a stunning conversion to lofts in 1995. For the first time ever, these timeless residences are available for sale, blending historical charm with modern sophistication. Offering over 1,100 SqFt, this expansive loft exudes character with its original brick walls, exposed wood beams, and soaring ceilings. A wall of windows floods the space with natural light, creating a warm and inviting ambiance reminiscent of a classic New York City loft. The open-concept layout is thoughtfully designed, offering endless possibilities for both living and working. A private den provides the perfect space for a home or business office, while two generously sized bedrooms are complemented by a five-piece Jack and Jill bathroom plus there is an additional three-piece bathroom. The galley-style kitchen features maple cabinetry with under mount lighting, stainless steel appliances, and a seamless flow into the dining and living areas. Whether you envision this space as your personal sanctuary or a dynamic live/work environment, the possibilities are as limitless as your imagination. Beyond the loft itself, the building offers an array of amenities, including a gym, a







games room, and a rooftop patio with breathtaking views of the Downtown Skyline. An above-ground parking spot is also included, ensuring convenience in this vibrant urban setting. This is more than a home; it's a lifestyle. A rare blend of history, elegance, and modernity, this loft is a once-in-a-lifetime opportunity to own a truly unique piece of Calgary's architectural heritage.

#### Built in 1912

#### **Essential Information**

MLS® # A2252555 Price \$389,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,127 Acres 0.00 Year Built 1912

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 221, 220 11 Avenue Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2G 0X8

## **Amenities**

Amenities Fitness Center, Party Room

Parking Spaces 1

Parking Stall, Assigned

#### Interior

Interior Features Bookcases, Closet Organizers, High Ceilings, Laminate Counters, No

Animal Home, No Smoking Home, Open Floorplan, Storage

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating Natural Gas, Hot Water

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Brick Facing, Mantle

# of Stories 4

### **Exterior**

Exterior Features None

Roof Flat Torch Membrane

Construction Brick, Wood Frame, Post & Beam

## **Additional Information**

Date Listed September 3rd, 2025

Days on Market 54

Zoning CC-X

## **Listing Details**

Listing Office CIR Realty

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