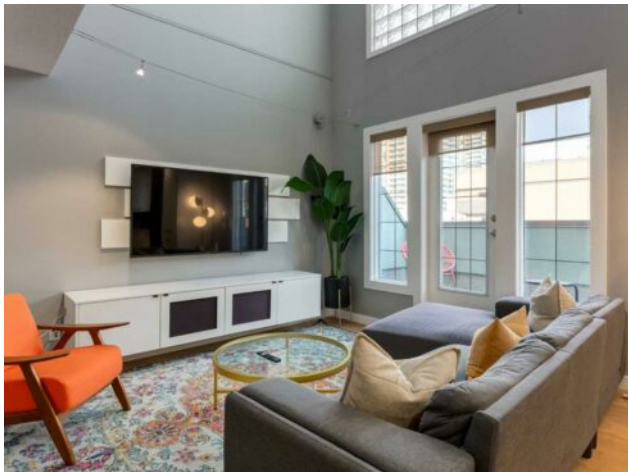


301, 638 11 Avenue SW
Calgary, Alberta

MLS # A2251968



\$599,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,131 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

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!