

# \$399,000 - 221, 220 11 Avenue Se, Calgary

MLS® #A2252555

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,127 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*BACK ON MARKET DUE TO**

**FINANCING\*\***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

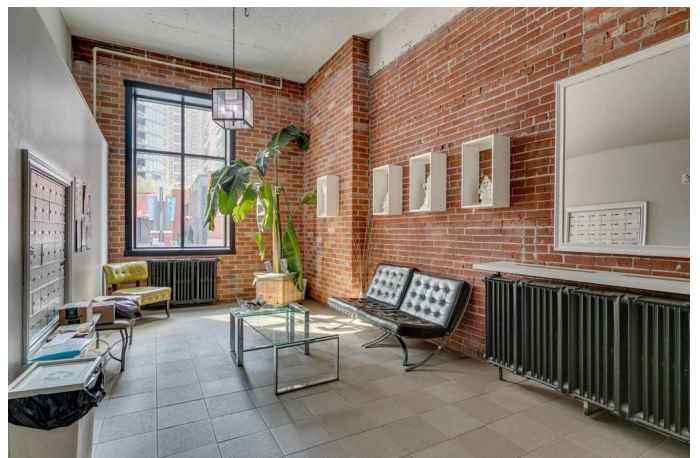
dining and living areas. Whether you envision

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; itâ€™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 Calgaryâ€™s architectural heritage.

Built in 1912

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252555          |
| Price          | \$399,000         |
| 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        | Assigned, Stall            |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Bookcases |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked                                                     |
| Heating           | Hot Water, Natural Gas                                                                                                   |
| 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 | 30                  |
| Zoning         | CC-X                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.