

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

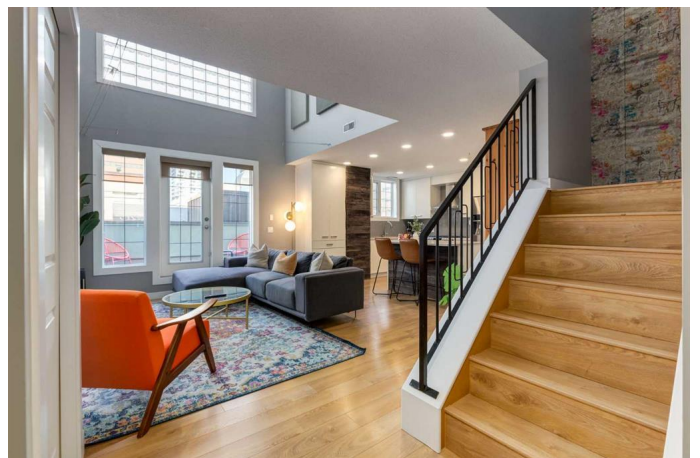
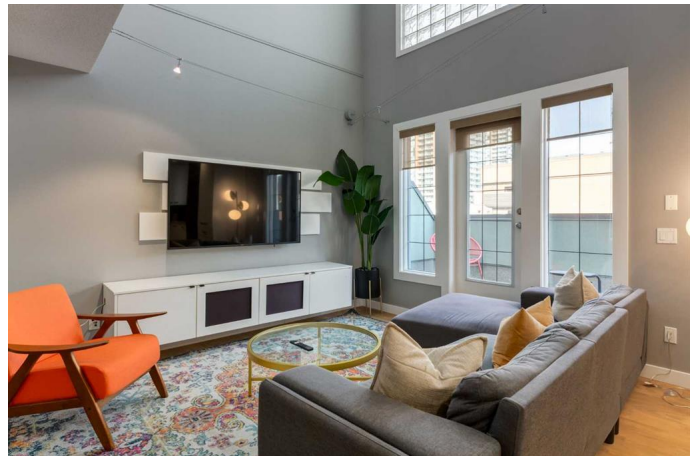
MLS® #A2251968

**\$599,000**

2 Bedroom, 2.00 Bathroom, 1,131 sqft  
Residential 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!

Built in 2003

### **Essential Information**

MLS® #	A2251968
Price	\$599,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,131
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	301, 638 11 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0E2

### **Amenities**

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Enclosed, Off Street, Parkade, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Central Air

# of Stories 4

## Exterior

Exterior Features Balcony

Construction Stucco, Wood Frame

## Additional Information

Date Listed August 28th, 2025

Days on Market 1

Zoning CC-X

## Listing Details

Listing Office RE/MAX First

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