

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

MLS® #A2251968

**\$599,000**

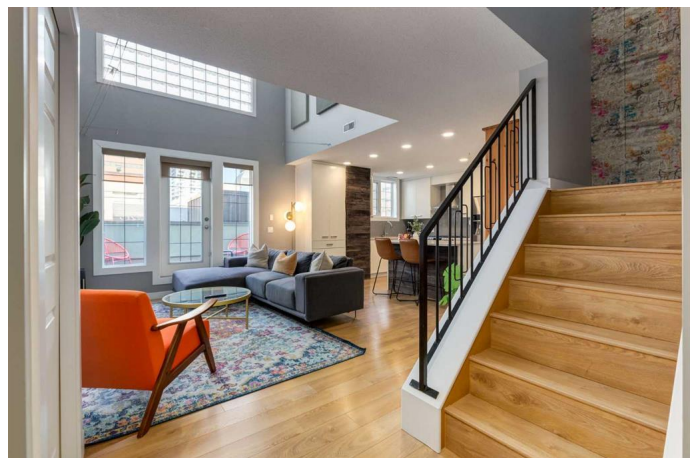
2 Bedroom, 2.00 Bathroom, 1,131 sqft

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      17

Zoning                CC-X

## Listing Details

Listing Office        RE/MAX First

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.