

# \$1,273,000 - 2701, 301 11 Avenue Sw, Calgary

MLS® #A2187482

**\$1,273,000**

2 Bedroom, 2.00 Bathroom, 1,182 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Lincoln, the epitome of sophisticated urban living in the heart of Calgary's vibrant Beltline District. This 2-Bedroom, 2-Bathroom residence (with optional layouts for 3-Bedroom/2-Bathroom) is not just a home—it's a statement. A masterpiece of design, Lincoln offers an unparalleled blend of refined elegance, modern convenience, and effortless luxury. Step into a meticulously designed living space where every detail has been curated to perfection. The expansive, open-concept layout flows seamlessly, exuding sophistication at every turn. Sunlight pours through oversized windows, illuminating sleek, high-end finishes and creating an inviting ambiance. The chef-inspired kitchen is nothing short of extraordinary, featuring luxurious quartz countertops, custom cabinetry, and state-of-the-art appliances that make every meal preparation an art form. Unwind in the spa-like bathrooms, where premium fixtures and finishes transform your daily routine into a moment of indulgence. Retreat to the bright, airy bedrooms, designed as serene sanctuaries where tranquility and comfort reign supreme. Step onto your private balcony and savor breathtaking city views—your personal haven amidst the vibrant energy of downtown Calgary. But Lincoln doesn't stop at your front door—it elevates your entire lifestyle. With Calgary's largest residential amenity space, spanning over 30,000 square feet, Lincoln offers an unmatched array of



experiences that set it apart. Dive into the luxurious swimming pool, soak up the sun on the outdoor patio, or watch your little ones thrive in the thoughtfully designed kids' zone. For those who love to entertain, the guest kitchen and games room are perfect for hosting unforgettable gatherings. Indulge in a round of bowling at the private bowling alley, enjoy a drink with friends in the sports lounge, or relax in the cutting-edge movie theatre. Lincoln takes leisure to unprecedented heights with a karaoke room, podcast studio, and a co-working space designed to inspire and support your most productive days. Perfectly situated in Calgary's sought-after Beltline District, Lincoln places you just steps from trendy boutiques, award-winning dining, and lively cultural hotspots. From morning coffee to late-night cocktails, everything you could ever want is right outside your door. This is more than a residence—it's a lifestyle crafted for those who refuse to compromise. Lincoln is Calgary's ultimate destination for luxury, community, and convenience. Don't just dream about living here—make it your reality. Welcome to Lincoln. Welcome to better living. Live better. Live Truman.

Built in 2027

## Essential Information

MLS® #	A2187482
Price	\$1,273,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,182
Acres	0.00
Year Built	2027
Type	Residential
Sub-Type	Apartment

Style High-Rise (5+)  
Status Active



### Community Information

Address 2701, 301 11 Avenue Sw  
Subdivision Beltline  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2R 1B9

### Amenities

Amenities Other  
Parking Spaces 1  
Parking Parkade, Underground

### Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters  
Appliances Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer, Window Coverings  
Heating Fan Coil  
Cooling Central Air  
# of Stories 37

### Exterior

Exterior Features Balcony  
Roof Membrane  
Construction Concrete  
Foundation Poured Concrete

### Additional Information

Date Listed January 17th, 2025  
Days on Market 55  
Zoning CC-MH

### Listing Details

Listing Office RE/MAX Real Estate (Central)

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