# \$494,900 - 1104, 395 11 Avenue Sw, Calgary

MLS® #A2228472

## \$494,900

1 Bedroom, 1.00 Bathroom, 359 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Imperia redefines urban living in Calgary's vibrant Beltline District with bold, modern architecture and unparalleled amenities. This brand-new 1-Bedroom, 1-Bathroom Junior Suite is a stunning blend of contemporary design and comfort, perfect for those seeking a refined urban lifestyle. The thoughtfully designed layout offers seamless flow, privacy, and abundant natural light, creating a welcoming retreat in the heart of the city. The suite features a spacious bedroom designed for restful nights and a luxurious bathroom with chic, modern finishes. The fully equipped kitchen is perfect for home chefs, with sleek quartz countertops, stainless steel appliances, and elegant cabinetry. Just off the living area, a private balcony invites you to enjoy stunning city views, whether you're sipping your morning coffee or relaxing at sunset. Imperia is more than a residence â€" it's a lifestyle. With over 8,000 square feet of premium amenities, you'll enjoy a state-of-the-art gym, yoga studio, climbing wall, and outdoor patio with BBQ lounges. The Vault Lounge offers a stylish space for socializing with a fully stocked bar and billiards, while the pet spa and dog run provide luxury for your furry companions. Golf enthusiasts will appreciate the year-round golf simulator, and the media lounge is perfect for hosting movie nights or gathering with friends. Located steps from trendy shops, vibrant cafes, and the lush Central Park, Imperia offers unmatched convenience and vibrancy. With a move-in



date of March 1st, this suite is your chance to own a piece of Calgary's most iconic residential landmark. Don't miss out â€" book your private viewing today and experience the exceptional lifestyle Imperia has to offer!

Built in 2027

#### **Essential Information**

MLS® # A2228472 Price \$494,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 359

Acres 0.00

Year Built 2027

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1104, 395 11 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 1N2

**Amenities** 

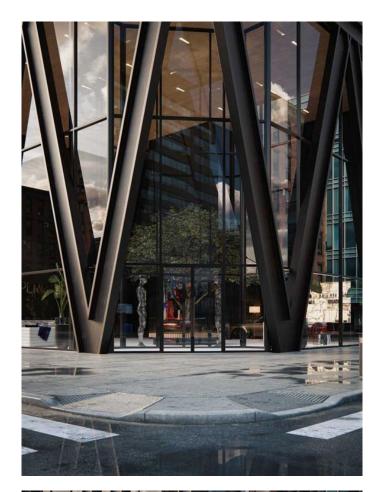
Amenities Other Parking None

#### Interior

Interior Features High Ceilings, Quartz Counters, See Remarks

Appliances Built-In Refrigerator, Dishwasher, Gas Range, Microwave Hood Fan,

Washer/Dryer, Window Coverings





Heating Fan Coil
Cooling Central Air

# of Stories 27

#### **Exterior**

Exterior Features Balcony

Roof Membrane

Construction Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed June 7th, 2025

Days on Market 26

Zoning M-RD

# **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.