

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

MLS® #A2217418

**\$494,900**

1 Bedroom, 1.00 Bathroom, 359 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Imperia â€“ Redefining Urban Living in Calgaryâ€™s Beltline.

Imperia redefines urban living in Calgaryâ€™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 youâ€™re sipping your morning coffee or relaxing at sunset. Imperia is more than a residence â€” itâ€™s a lifestyle. With over 8,000 square feet of premium amenities, youâ€™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 - book your private viewing today and experience the exceptional lifestyle Imperia has to offer!

Built in 2027

Essential Information

MLS® #	A2217418
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	May 2nd, 2025
Days on Market	14
Zoning	M-RD

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.