



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1117 1 Street #213, Calgary T2R0T9**

MLS®#: **A2133417**

Area: **Beltline**

Listing Date: **05/24/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 14-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1912**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,176**  
Low Sqft:  
Ttl Sqft: **1,176**

DOM

**32**  
Layout  
Beds: **1 (1 )**  
Baths: **1.5 (1 1)**  
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Level,Views**  
Park Feat: **Heated Garage,Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Central**  
Sewer:  
Ext Feat: **Playground,Storage**

Construction: **Brick,Concrete,Stone**  
Flooring: **Vinyl Plank,Wood**  
Water Source:  
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer**  
Int Feat: **Beamed Ceilings,Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`9" x 20`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`5" x 8`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`5" x 12`7"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`0" x 7`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 8`9"</b>	<b>Storage</b>	<b>Main</b>	<b>4`3" x 4`8"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>5`3" x 8`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>20`3" x 19`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$780

Fee Simple

CC-X

Fee Freq:

Monthly

Legal Desc: 9511111

Remarks

Pub Rmks: **Step into this stunning multi-level loft, beautifully housed in a historic Manhattan-style building constructed in 1910. This corner loft seamlessly blends industrial charm with modern architectural elements, creating a unique and inviting space. Zoned for both residential and commercial use, it offers endless possibilities for its new owner. The kitchen is a culinary haven, featuring quartz counter tops, a wall oven, and a sleek flat-top range, ideal for creating gourmet meals. The stylish design and high-end finishes make it a dream for any chef. On the lower level, you'll find a convenient half bath and in-suite laundry, making daily chores a breeze. Ample storage solutions enhance both practicality and elegance, ensuring everything has its place. Ascend to the sun-drenched living area where sky-high ceilings and panoramic windows provide breathtaking city views. This expansive space is perfect for relaxing and entertaining, flooded with natural light. The lofted bedroom is a retreat of its own, featuring an office nook, triple closets, and an en-suite bath adorned with subway tiles and quartz finishes. The thoughtful design ensures comfort and style, perfect for unwinding after a long day. Additional perks include underground parking, a dedicated storage locker (approximately 5ft W by 10ft L and 12ft H), and in-suite air conditioning, ensuring comfort year-round. The building's prime location provides easy access to transit, making commuting a breeze. Situated on the edge of Calgary's vibrant restaurant scene, this loft is a gateway to downtown exploration. Enjoy riverfront tranquility and trendy shops and dining along 17th Ave and Mission. This distinctive space harmonizes modern living with timeless charm in a historic and culturally rich building. Embrace a lifestyle of elegance and convenience in this extraordinary loft. Whether you're seeking a unique home or a versatile space for your business, this property offers endless opportunities. Don't miss the chance to make lasting memories in this remarkable residence.**

Inclusions: N/A  
Property Listed By: PREP Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









