



THE
A-TEAM

**RE/MAX
FIRST**

1117 1 Street #112, Calgary T2R 0T9

MLS® #: **A2160655**

Area: **Beltline**

Listing Date: **08/30/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,079**
Low Sqft:
Ttl Sqft: **1,079**

DOM

19
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Loft/Bachelor/Studio**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard,Hot Water,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Storage**

Construction:

Brick,Concrete

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garburator,Induction Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Wall/Window Air Conditioner,Washer,Window Coverings,Wine Refrigerator

Int Feat:

Beamed Ceilings,Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	15`4" x 14`3"	3pc Ensuite bath	Upper	4`11" x 12`5"
Walk-In Closet	Upper	15`4" x 7`1"	Living Room	Main	18`1" x 19`9"
Dining Room	Main	10`5" x 5`6"	Kitchen	Main	13`10" x 13`1"
2pc Bathroom	Main	6`4" x 5`3"			

Condo Fee:
\$771

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **9511111**

Remarks

Pub Rmks: **Exceptional Pied-à-Terre in the Pulse of the City! Discover the perfect blend of historical charm and contemporary luxury in this stunning Manhattan Loft. Originally built in 1912 and masterfully redesigned by Vancouver Interior Designer, Franc Ranieri of Krel Creative. This contemporary abode captures the essence of urban sophistication with modern finishes and distinctive features integrating the raw elements of exposed ductwork and concrete ceilings, two walls of pristine white brick and near 20-foot ceilings. The result is a striking warehouse conversion that exudes character and elegance. The chef's kitchen is a culinary masterpiece, equipped with high-end integrated Bosch and Miele appliances and sleek white cabinetry along with glass backsplash. A stunning quartz waterfall island provides both functionality and style, while expansive wall-to-wall windows, fitted with reflective privacy film, flood the elegant space with natural light. With engineered hardwood and tile flooring may be used for either home or business. Well-designed upper loft, complete with a walk-through closet, built-in cabinets, and hotel-like ensuite with shower panel of body jets and rain-shower head, full-height tiled wall with frameless mirrors, and white cabinets adorned with walnut accents. Step outside to your private patio, featuring a gas Webber BBQ. Experience the epitome of city living with this exceptional loft, a seamless blend of historic allure and modern luxury. The Manhattan is well-managed and financially sound, offering a secure underground parkade with assigned parking (#26) and a private storage locker (#12-8'x4'). Additional outdoor parking spaces are available for lease. Furnishings may also be available for purchase. **no short term rentals**

Inclusions: **Television in Living Room, Webber BBQ, Furnishings Negotiable**

Property Listed By: **RE/MAX Realty Professionals**

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









