



THE
A-TEAM

**RE/MAX
FIRST**

1117 1 Street #213, Calgary T2R0T9

MLS®#: **A2162145** Area: **Beltline** Listing Date: **09/02/24** List Price: **\$589,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

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

DOM

16

Layout

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

Parking

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

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Central,Electric,Natural Gas**
 Sewer:
 Ext Feat: **None**

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: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`9" x 20`1"	Dining Room	Main	15`5" x 12`7"
2pc Bathroom	Main	4`6" x 8`9"	3pc Bathroom	Second	5`3" x 8`4"
Kitchen	Main	15`5" x 8`10"	Foyer	Main	9`0" x 7`5"
Storage	Main	4`3" x 4`8"	Bedroom - Primary	Second	20`3" x 19`0"

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 Ultra

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