



THE
A-TEAM

**RE/MAX
FIRST**

1117 1 Street #110, Calgary T2R 0T9

MLS® #: **A2176602** Area: **Beltline** Listing **10/31/24** List Price: **\$899,000**
 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:

Additional Parking,Assigned,Garage Door Opener,Garage Faces Side,Outside,Parkade,Parking Lot,Parking Pad,Paved,See Remarks,Stall,Underground

Finished Floor Area

Abv Sqft: **1,419**
 Low Sqft:
 Ttl Sqft: **1,419**

DOM

51

Layout

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

Construction: **Brick,Concrete,Stone**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Double Oven,Garage Control(s),Garburator,Induction Cooktop,Microwave,Wall/Window Air Conditioner,Washer/Dryer Stacked,Water Purifier,Window Coverings**

Int Feat: **Bar,Beamed Ceilings,Built-in Features,Ceiling Fan(s),Chandelier,French Door,Granite Counters,High Ceilings,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Storage,Track Lighting,Vaulted Ceiling(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`2" x 14`1"	Kitchen With Eating Area	Main	20`6" x 19`0"
Balcony	Main	14`1" x 14`11"	Office	Main	12`7" x 12`7"
Storage	Main	5`9" x 2`7"	2pc Bathroom	Main	6`11" x 4`5"
3pc Ensuite bath	Upper		Bedroom - Primary	Upper	19`9" x 14`11"
Walk-In Closet	Upper	9`0" x 6`0"			

Legal/Tax/Financial

Condo Fee:
\$1,011

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **9511111**

Remarks

Pub Rmks: **Experience the ideal blend of downtown living and trendy corporate culture at this stunning industrial-chic condo in the iconic Manhattan building. Designed as a versatile live-work space, this unit features a grand foyer with a powder room that opens to impressive soaring ceilings, exposed beams, and floor-to-ceiling glass walls. The sleek kitchen is a showstopper, boasting a metallic backsplash, flat induction cooktop, dual ovens, French door refrigerator with ice maker, and a wet bar—with a water filtration system, perfect for entertaining. The expansive living area features vaulted ceilings, brick walls, and a custom maple staircase that is simply a masterpiece that leads to the loft, combining style and functionality. The upper loft primary bedroom offers a remote ceiling drop 4k - 91 inch screen with media 4k Cinema Optima projector. The ensuite bathroom is beautifully finished with a tiled steam shower, bench, two glass doors, built in granite top vanity, designer tiled floors and additionally there is a separate walk-in closet complete with Miele washer and dryer and plenty of storage space. Designed with ceiling fans, Air Conditioning and building security, this space supports both business and leisure, with direct street access to the vibrant downtown lifestyle, popular dining, stampede grounds and a block from the iconic Calgary Tower with full tower views from windows, directly out front of the unit.. The building includes one underground parking with approval already in place for a car lift that is confirmed through management, a heated storage locker with built in shelves/cabinetry, and additional guest parking upon management request, all within steps of downtown's amenities, river paths, and bike lanes. There are two patios that have one gate key for each of them exclusively for this unit only.. Great for window flowers, trees or a BBQ Bistro concept with a gas outlet. This unique property inspires both work and life. Truly a Luxury Loft Lifestyle.**

Inclusions:
Property Listed By: **Wet Bar Wall Television. Home Theatre 4K Screen and Projector, eXp Realty**

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













