

1117 1 Street #107, Calgary T2R 0T9

MLS® #: **A2177841** Area: **Beltline** Listing **11/18/24** List Price: **\$685,000**
 Status: **Active** County: **Calgary** Change: **-\$14k, 02-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1911**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Enclosed,Heated Garage,Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **1,161**
 Low Sqft:
 Ttl Sqft: **1,161**

DOM

33
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Loft/Bachelor/Studio**

Parking

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

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer**
 Int Feat: **Beamed Ceilings,Ceiling Fan(s),High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	14`2" x 8`3"
Foyer	Main	9`6" x 5`5"	Kitchen	Main	14`2" x 11`3"
Living Room	Main	17`10" x 18`3"	4pc Ensuite bath	Upper	
Bedroom	Upper	14`1" x 19`1"			

Legal/Tax/Financial

Condo Fee: **\$828** Title: **Fee Simple** Zoning: **CC-X**

Fee Freq:
Monthly

Legal Desc: **9511111**

Remarks

Pub Rmks: **OPEN HOUSE Saturday December 21st 1-3PM! Experience an unrivalled lifestyle in one of the city's most historic buildings. Renowned for its location and unique charm, the Manhattan is zoned for both residential and commercial, providing the perfect opportunity for cultivating an ideal live-work space truly unlike any other. This iconic New York inspired loft is a fusion of intriguing aesthetics and urban convenience, curating the ultimate inner city hideaway. Immerse yourself in a newly painted, freshly carpeted, two-storey suite full of personality. This unit opens up to 18' soaring ceilings in its expansive main living area, with a characteristic fir beamed ceiling, huge windows, immaculate hardwood flooring, and black iron accents scattered throughout. An exposed brick wall with a tile fronted corner gas fireplace further exemplifies the calibre and rarity of this captivating property. The dazzling chef's kitchen features a glass block detailed island, stainless steel appliances, and sleek white cabinetry with accompanying granite countertops. Nearby french doors lead out onto the private ground level patio, fully equipped with a gas line hook-up and phenomenal views of the cityscape above. Ascend the glass railing staircase into the versatile upper level, a remarkably spacious area that can easily be configured to accommodate various work stations, or simply a private retreat that boasts a walk-in closet and 4 piece ensuite adorned with red tile. Additional perks that tie in function and practicality include a 2 piece bathroom by the front entrance, upper level in-suite laundry, and abundant storage potential throughout the unit. This multi-level suite exudes luxury, solitude, and refinement; whether utilized as a corporate office or an enviable private residence, this is a top tier collector item and worthy addition to any real estate aficionado's portfolio. Take full advantage of condo exclusive enjoyment with an assigned parking stall and personal storage locker in the secure underground parkade. Positioned in the heart of the Beltline, Calgary's most electric social district, filled with local boutiques, fine dining, endless entertainment, epic nightlife, and an active arts scene. Mere steps from First Street Food Market & Bar, countless everyday amenities, and only a short walking distance to cultural landmarks and esteemed attractions like the Calgary Stampede grounds, BMO Convention Centre, 17th Avenue Retail & Entertainment District, and Stephen Avenue. Prepare to fully appreciate the benefit of an exceptionally quick commute to the Downtown Core in minutes, and equally easy access to plenty of major thoroughfares. Don't miss out on the chance to acquire an authentic, upper echelon hidden gem in one of the city's most desirable locales.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







